



## Apt 9 2 Greenwich Mews, Belfast, BT10 0FL

**Price Guide £235,000**

Beautifully presented, we are pleased to offer for sale this stunning second floor apartment situated in a desirable South Belfast location close to many amenities, including shops, cafes & transport links. Greenwich Mews is a private, modern development which will appeal to a range of prospective purchasers. The apartment comprises a spacious open plan kitchen / living / dining room with range of integrated appliances and Juliette balcony, two excellent bedrooms (master with en-suite shower room) and modern bathroom suite. Excellent storage is offered throughout and further benefits included allocated car parking, secure gated entrance, gas fired central heating & PVC double glazing. With little to do other than move in, viewing is highly recommended.

- **Luxury Second Floor Apartment In A Modern Development Just Off The Upper Lisburn Road**
- **Open Plan Kitchen / Living / Dining With Range Of Integrated Appliances**
- **Additional Main Bathroom Suite**
- **Gated Development With Allocated Parking & Visitor Parking**
- **Sought After Location Within Walking Distance To Lisburn Road & Its Array Of Coffee Shops & Restaurants**
- **Beautifully Presented By Its Current Owners & Finished To A High Quality Throughout**
- **Spacious Master Bedroom With Modern Ensuite Shower Room**
- **Excellent Storage Throughout**
- **Gas Fired Central Heating / PVC Double Glazing**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(32-40) <b>A</b>		
(41-45) <b>B</b>		
(46-55) <b>C</b>		
(56-65) <b>D</b>		
(66-75) <b>E</b>		
(76-85) <b>F</b>		
(86-100) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Communal entrance with access via both stairs and lift to second floor.

### ON THE SECOND FLOOR

#### APARTMENT 9

#### RECEPTION HALL



Storage off reception hall. Tiled floor.

#### OPEN PLAN KITCHEN / LIVING / DINING 27'6" x 12'5" (8.4 x 3.8)



Range of high and low level units, integrated oven, stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, recessed spotlighting.



### MASTER BEDROOM 12'9" x 12'9" (3.9 x 3.9)



Laminate wood floor.

### ENSUITE



Walk in shower, low flush W.C, pedestal wash hand basin, fully tiled walls and floor.

### BEDROOM TWO 12'9" x 7'6" (3.9 x 2.3)



Laminate wood floor.

### BATHROOM



White suite comprising panel bath with shower over and glass screen, pedestal wash hand basin and low flush W.C. Tiled walls and floor, recessed spot lighting and extractor fan.

### OUTSIDE

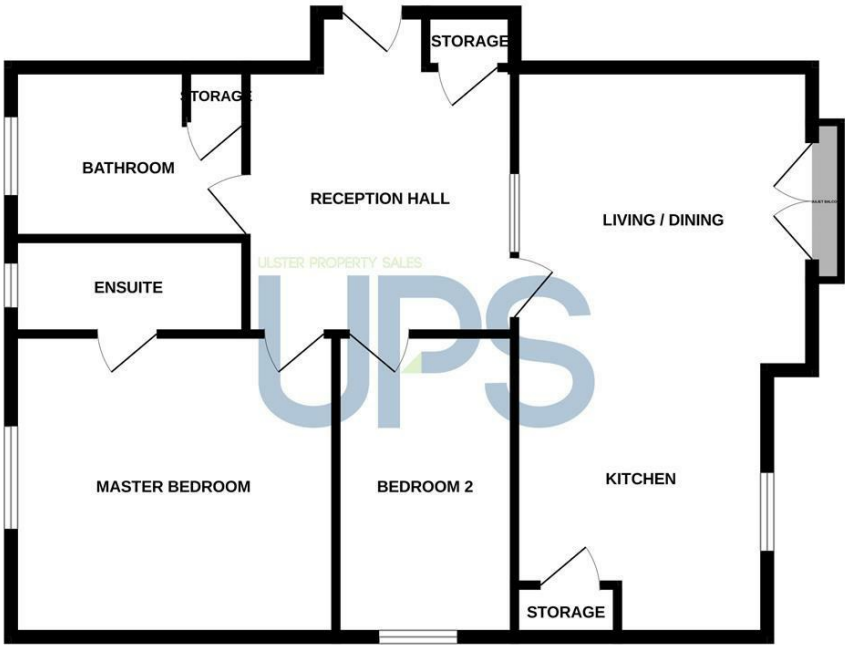


Secure, gated access. One allocated car parking space and additional visitor parking to the front.



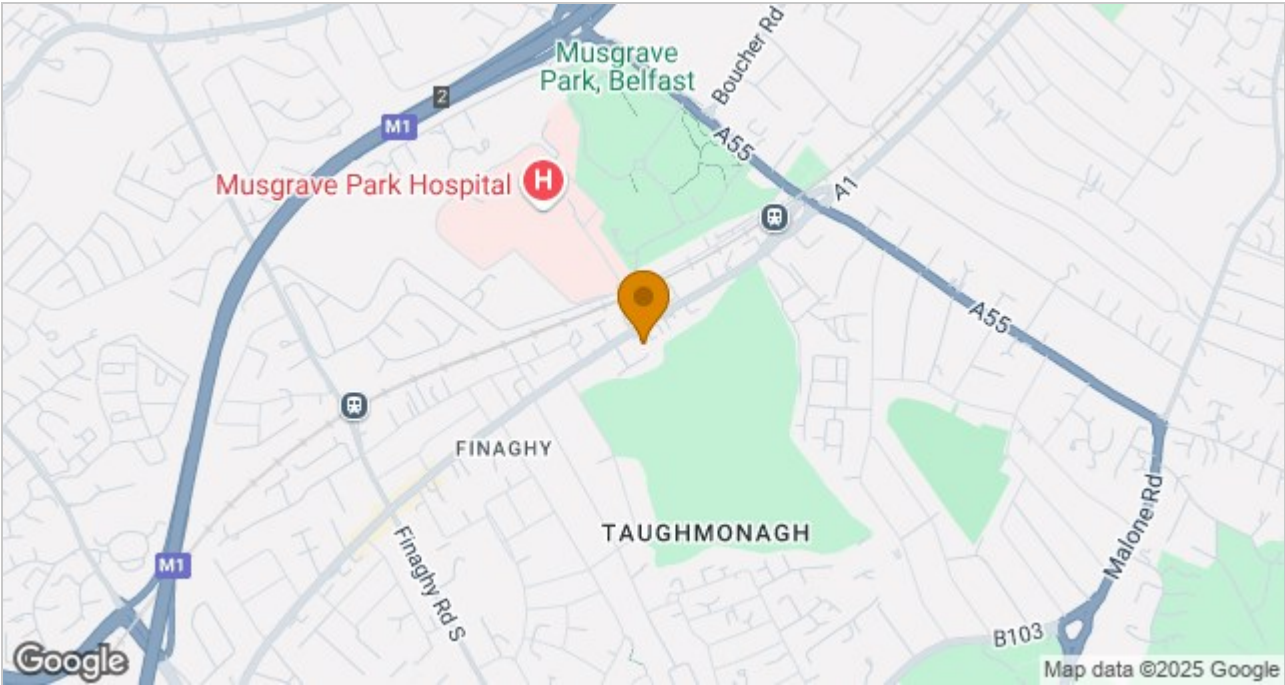
Floor Plan

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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