

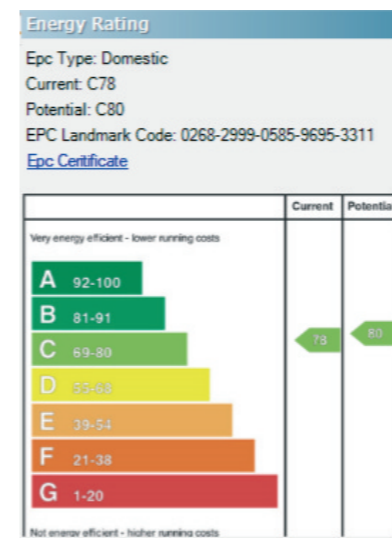
Sizes And Dimensions Are Approximate. Actual May Vary.



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Maldon Court is a vibrant development perfectly suited to todays buyer, offering a great combination of convenience and exceptional value for money, making it an outstanding investment opportunity.

This spacious two bed apartment features its own private garden and has been well-maintained by its current owner complete with a modern kitchen and bathroom. Additional benefits include parking and two double bedrooms.

Conveniently located, Maldon Court is close to Belfast City and Royal Victoria Hospitals, Boucher Retail Park and Donegall Road railway halt. It is within walking distance to the City Centre and close to Queens University.

This charming ground floor apartment is sure to appeal to first time buyers and investors and is highly recommended.

Offers Over
£119,950

Apt 26 Maldon Court,
BELFAST,
BT12 6GY

Viewing by
appointment with
& through agent
028 9066 3030

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Property Features

- Well-maintained ground floor apartment
- Modern fully fitted kitchen open to ample living and dining space
- Two double bedrooms
- Bathroom and ensuite shower room
- Phoenix natural gas central heating and double glazing
- Private rear garden ideal for outdoor entertaining
- Secure residents parking
- Extremely convenient to Belfast City Centre and M1 Motorway

Location:

Travelling from Donegall Road heading towards the Motorway, turn right onto Maldon Street, Maldon Court is straight ahead.

Property Comprises

Ground Floor

uPVC front door with glazed inset to:

RECEPTION HALL: Laminate wooden floor, built-in storage cupboard.

KITCHEN/LIVING/DINING AREA: 26' 1" x 12' 0" (7.95m x 3.66m)

Range of high and low level units, laminate work surfaces, built-in oven, four ring gas hob, extractor fan above, part tiled walls, plumbed for washing machine, laminate wooden floor. Concealed built-in Worcester gas fired boiler (approx. 1 year old). Double glazed access door to rear garden. Open to ample dining and living space with glazed French doors to front.

BEDROOM (1): 11' 2" x 11' 0" (3.4m x 3.35m) Laminate wooden floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with chrome shower unit, PVC panelled splashback, extractor fan.

BEDROOM (2): 11' 3" x 10' 5" (3.43m x 3.18m) Laminate wooden floor.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower screen, extractor fan.

Outside

Residents car parking. Enclosed rear garden laid in lawns with southerly aspect ideal for barbecues and outdoor entertaining.

Management company

Flat Management Services:

Management fee: £700 per annum.

