



APT 5 BROOM PARK HEIGHTS, TWINBROOK, BELFAST, BT17 0JJ



A superb apartment offered for sale chain-free and ideally placed in this highly sought-after residential location that is within walking distance to an excellent selection of schools, shops and state-of-the-art leisure facilities, as well as excellent transport links that include the Glider service and is within easy reach of both Belfast and Lisburn along with arterial routes, the motorway network and Dunmurry railway station.

The apartment offers easy-to-manage accommodation and benefits from a higher-than-average energy rating (EPC C-75); the accommodation is briefly outlined below.

Two good-sized bedrooms and a bright and airy living room along with a separate fitted kitchen and a white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing, and we have no hesitation in recommending an early viewing to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £89,950

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Key Features

- Superb apartment offered for sale chain-free and offers easy-to-maintain accommodation that benefits from a higher-than-average energy rating (EPC C-75).
- Bright and airy living room.
- Gas-fired central heating / Upvc double glazing.
- Short walk to Brook Leisure Centre offering state-of-the-art leisure facilities plus more.
- Communal car-parking.
- Two good-sized bedrooms.
- Separate fitted kitchen / dining area.
- Walking distance to lots of nearby schools, shops and transport links along with the Glider service.
- Dunmurry railway station is also close by, and the property is convenient to both Belfast and Lisburn.
- Viewing strongly recommended!





GROUND FLOOR

Stairs to;

SECOND FLOOR

APARTMENT ENTRANCE

To;

ENTRANCE HALL

Walk-in storage housing Worcester gas boiler.

BEDROOM 1

13'11 x 6'0

Laminated wood effect floor.

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, partially tiled walls.

BEDROOM 2

15'8 x 9'3

Laminated wood effect floor, built-in robes.

LIVING ROOM

14'11 x 13'5

KITCHEN

11'9 x 9'9

Range of high and low level units, single drainer stainless steel sink unit, partially tiled walls, tiled floor, extractor fan.

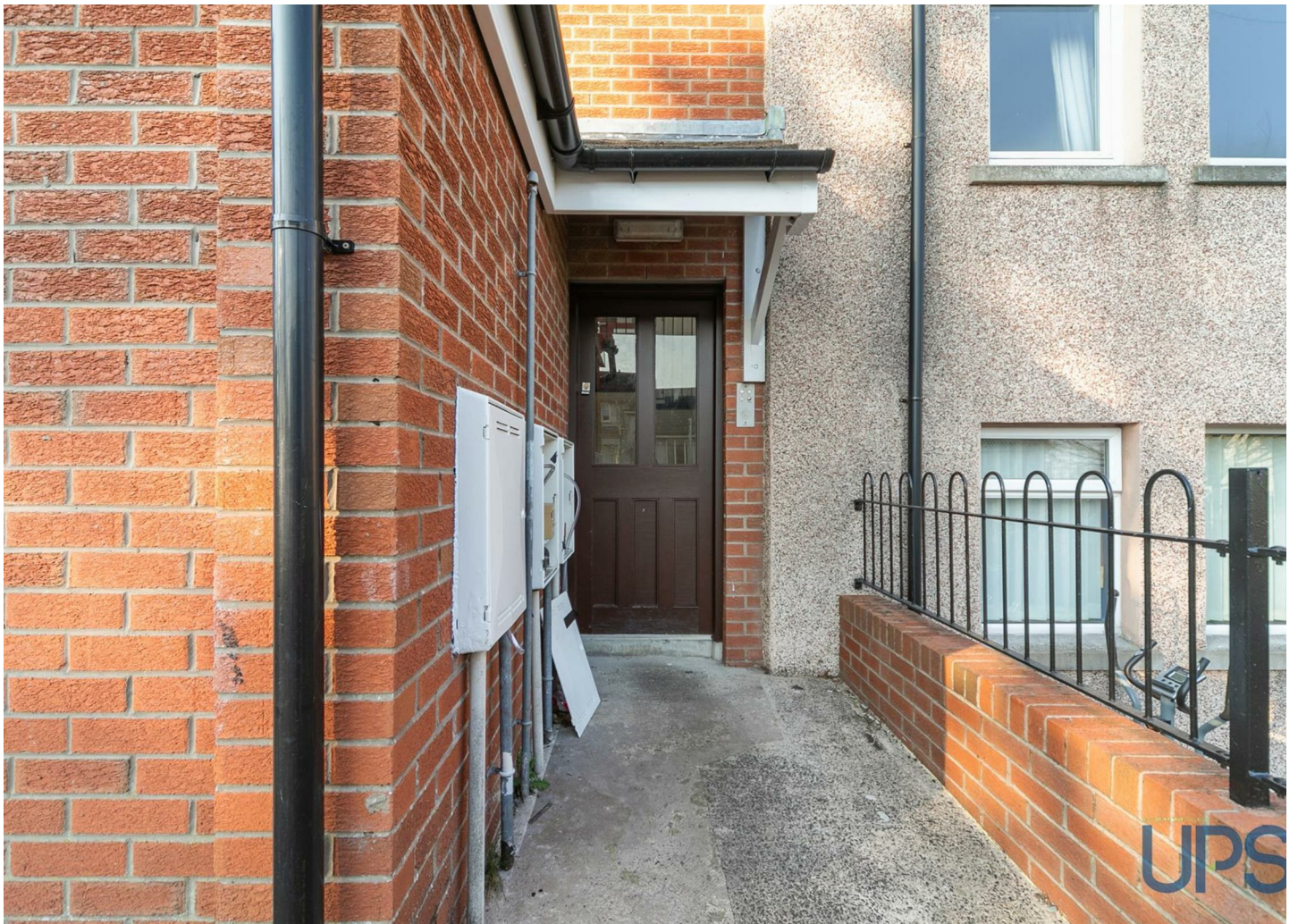
OUTSIDE

Communal car-parking.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18317526

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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