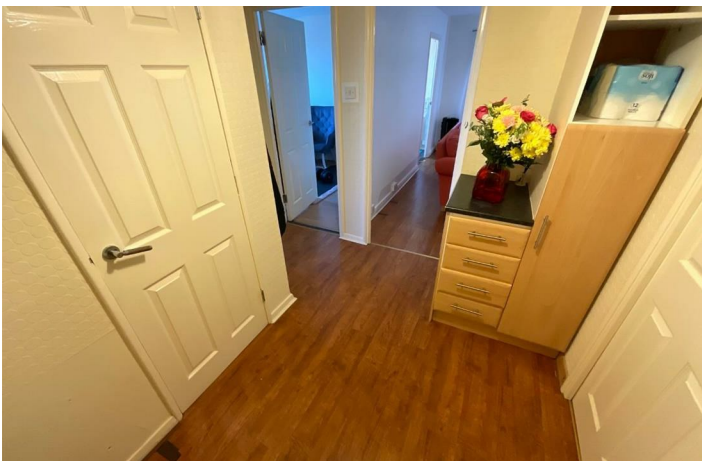
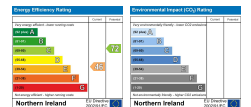




8A Woodstock House Mount Merrion  
Belfast, BT6 0FQ

Offers in the region of  
£85,000



# 8A Woodstock House Mount Merrion Avenue

, Belfast, BT6 0FQ

Offers in the region of £85,000



A beautifully presented eighth floor apartment located just off Mount Merrion Avenue offering stunning city views.

Internally the dwelling comprises a spacious hallway, bright reception with balcony, fully fitted kitchen, three piece bathroom suite and two well proportioned bedrooms. The property further benefits from uPVC triple glazed windows, lift access and off-street parking.

Situated on the junction of Mount Merrion Avenue and Cregagh Road, Woodstock House is a popular high rise apartment block with many leading shops and amenities on its doorstep. It is also on a major bus route making the short commute in to Belfast City Centre hassle free.

NB. The property can be sold with tenant in situ or with vacant possession. The rent being paid is currently £630pcm.

#### Other Information

Communal Management Charge: £194.91 per month (Includes buildings insurance)

Rates: £500.39 per annum

#### Communal Entrance

Stairs/Lift to 8th floor

#### Entrance Hall

Intercom system, wood laminate flooring, storage cupboards

#### Living Room 14'6" x 11'8" (4.42m x 3.56m)

Access to balcony, wood laminate flooring

#### Kitchen

A wide range of high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, plumbed for a washing machine, spot lighting. wood laminate flooring. heated towel rail

#### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basing and free standing shower, tiled flooring and walls, heated towel rail

#### Bedroom 1 13'6" x 8'7" (4.14m x 2.62m)

#### Bedroom 2 10'5" x 12'2" (3.20m x 3.72m)

#### Outside

Ample parking spaces





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.