



Apt F, 52 Wellington Park, Belfast, BT9 6DP

Price Guide £210,000

We are pleased to present this superb second floor apartment located between the bustling Lisburn & Malone Roads in South Belfast. The accommodation comprises a bright and spacious lounge open plan to kitchen, two excellent bedrooms, master bedroom with contemporary en-suite and white bathroom suite. Further benefits include gas fired central heating and double glazed windows. Wellington Park is an attractive tree lined avenue within close proximity to a range of leading schools and restaurants as well as Queens University, Botanic Gardens and both the Royal Victoria and City Hospital. Viewing is highly recommended.

- Well Presented Second Floor Apartment
- Two Spacious Bedrooms (Master With Contemporary En-suite Shower Room)
- Generous Lounge With Bay Window & Feature Fireplace
- Kitchen With Range Of Integrated Appliances
- Modern Bathroom Suite
- South Facing Balcony Accessed Via Master Bedroom
- Allocation Parking Space To Rear
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To The Shops, Cafes & Restaurants Along The Lisburn Road & Belfast City Centre
- An Ideal First Time Buyer Or Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		69	72
EU Directive 2002/91/EC			

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Stairs to the second floor.

ON THE SECOND FLOOR

Stairs to apartment.

APARTMENT F

RECEPTION HALL



Wood effect floor tiles, storage cupboard off.

LOUNGE 18'0" x 13'9" (5.5 x 4.2)



Solid wood floor, attractive sandstone surround fireplace, recessed spot lighting.



KITCHEN 8'2" x 7'6" (2.5 x 2.3)



Range of high and low level units, integrated fridge, integrated oven with 4 ring gas hob & stainless steel extractor fan, plumbed for washing machine, tiled flooring, recessed spot lighting.

BEDROOM ONE 15'5" x 10'5" (4.7 x 3.2)



Access to south facing balcony via sliding PVC door.

ENSUITE



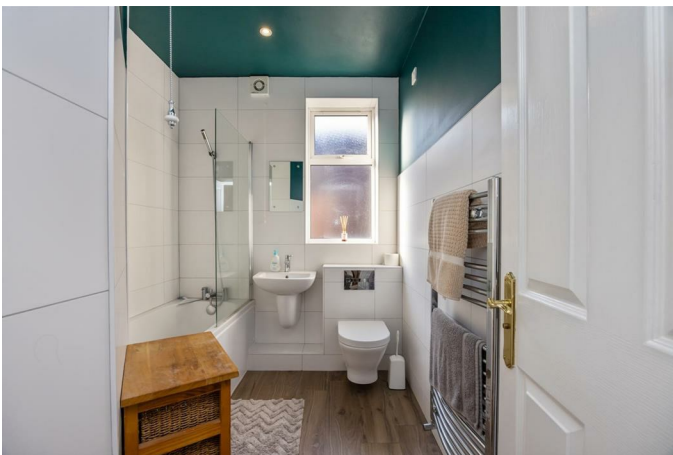
Contemporary suite comprising low flush W.C, wash hand basin, enclosed shower, fully tiled walls, tiled flooring, chrome wall mounted radiator.

BEDROOM TWO 15'5" x 8'6" (4.7 x 2.6)



Built in cupboard.

BATHROOM



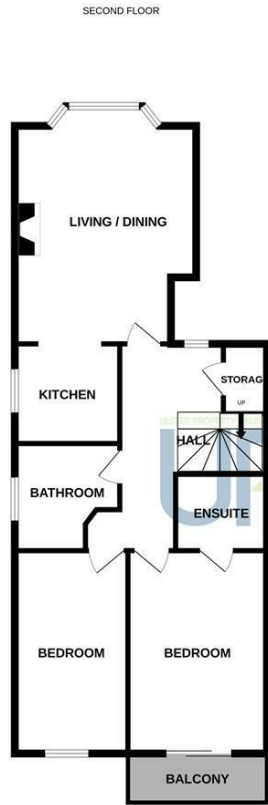
White suite comprising panel bath with shower over, wash hand basin, low flush W.C, chrome wall mounted radiator, part tiled walls, tiled flooring, recessed spotlighting.

OUTSIDE



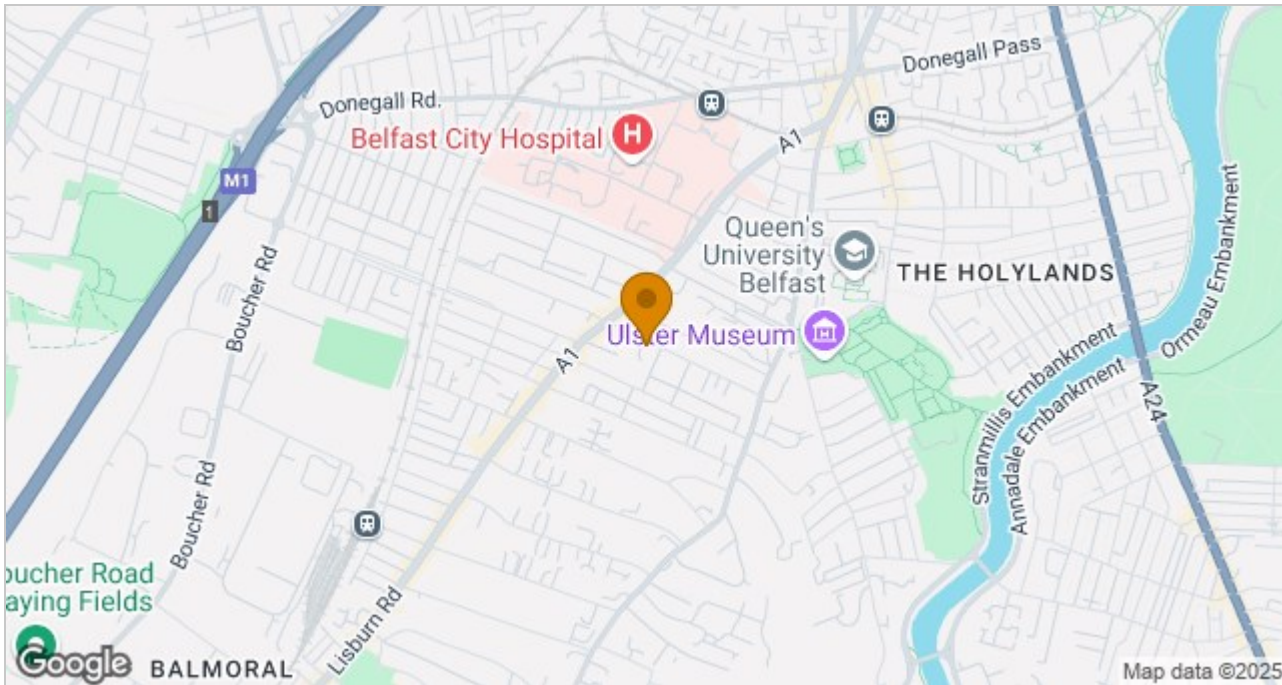
Allocated parking space. South facing balcony.

Floor Plan



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 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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