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**Flat C, 2 Surrey Street**

Belfast  
BT9 7FS

**Offers In Region Of £154,950**

## FLAT C, 2 SURREY STREET, BELFAST, BT9 7FS

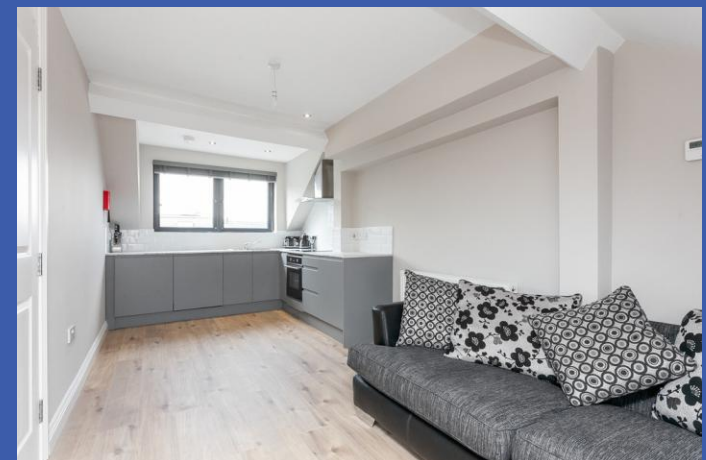
- **Superbly Presented Modern One Bedroom Apartment**
- **One Generous Double Bedroom**
- **Open Plan Living / Kitchen / Dining Area**
- **Modern Fitted Kitchen With Integrated Appliances**
- **Stylish Shower Room With Contemporary Suite**
- **Gas Fired Central Heating**
- **Double Glazed Windows**
- **High Standard Of Décor Throughout**
- **Popular Location Close To Transport Links And Train Station**

This superbly presented apartment is located just off Lisburn Road close to local amenities and Adelaide train station. The building accommodates only 3 apartments in total and was recently constructed.

Internally the accommodation comprises of an entrance hall, open plan living/kitchen/dining area with modern fitted kitchen, bedroom, and stylish modern bathroom. The property boasts the highest specifications and ready to move in appeal. The stylish presentation of the apartment will also appeal with the whole apartment feeling "as new".

Located in this sought after area, the property is highly convenient to Queens University, local hospitals and within easy reach of Belfast city centre. The property will suit the commuting needs of any purchaser with easy access by bus, train, motorway and arterial routes. Prospective buyers will enjoy all the shops, cafes, coffee shops, bars and restaurants that the Lisburn Road has to offer.

Early viewing is recommended to appreciate this stunning apartment and enviable location.



## PROPERTY COMPRISES

**COMMUNAL ENTRANCE LOBBY** Stairs to 2nd floor...

**2ND FLOOR LANDING** Hardwood entrance door leading to...

**ENTRANCE HALL** Gas fired boiler, access to roof space storage, door entry intercom.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 20' 4" x 16' 5" (6.2m x 5m) @ widest points** Fitted kitchen with range of fitted low level units and marble effect worksurfaces, integrated oven, integrated hob, stainless steel and glass extractor canopy, integrated washer dryer, integrated dishwasher, single drainer stainless steel sink unit with mixer taps, tiled splashback, integrated fridge, recessed lighting, laminate wood strip flooring.

**BEDROOM 12' 2" x 11' 0" (3.71m x 3.35m) @ widest points** Velux skylight.

**SHOWER ROOM** Stylish suite comprising of an enclosed shower cubicle with drencher head and hand shower, vanity wash hand basin with mixer taps, low flush wc with concealed cistern, built in recessed bathroom cabinet with mirrored doors and light, upright towel radiator, tiled floor.

