



## **22 BARONSCOURT MANOR, CARRYDUFF, BT8 8FF**

- A Most Impressive And Well Presented First Floor Apartment Occupying A Prime Location Within This Exclusive Development Close To Local Shops, Amenities And South Belfast
- Spacious Lounge And Dining Area With Double Doors To Balconette And Open Plan To Kitchen
- Luxury Fitted Kitchen With Island Unit/Dining Bar And Range Of Integrated Appliances
- Two Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Shower Bath And Chrome Finish Towel Rail
- Gas Fired Central Heating System With Vaillant Combi Boiler
- PVC Double Glazed Windows And Balconette Doors (Black On Outside/White On Inside)

**PRICE: OFFERS IN THE REGION OF £165,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B83**

**REF:HG100425DL**

- Excellent B83 Energy Efficiency Rating For Reduced Running Costs
- This well appointed apartment offers spacious accommodation which will be perfect for first time buyers or even downsizers seeking a comfortable and easily managed home. The location is perfect for commuting to Belfast city centre and there are many local shops, restaurants and amenities nearby, early viewing is highly recommended.

## ACCOMMODATION

Measurements are approximate.

**ENTRANCE HALL:** Composite entrance door. Velux roof window.

## SPACIOUS LOUNGE AND DINING AREA:

6.25m (20'6") x 5.95m (19'6")

PVC double glazed double doors leading to balconette with panoramic views. Recessed spotlights. Built in store with Vaillant combi boiler. Open plan luxury kitchen.



## LUXURY KITCHEN:

Measurements included in open plan lounge. Excellent range of built in units and island unit with dark oak effect worktops and upstands. Dining bar. Integrated Belling double oven and gas hob. Extractor hood in stainless steel and glass canopy. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Large motorised Velux roof window. Recessed spotlights.



**BEDROOM (1):**

**3.56m (11'8") x 3.08m (10'1")**

Built in storage cupboard with shelves.



**LUXURY SHOWER ROOM EN SUITE:**

Quadrant shower cubicle. Thermostatic shower. Wash hand basin with mono style mixer tap and splashback. Close couple low flush wc. Chrome finish heated towel rail.

**BEDROOM (2):**

**3.56m (11'8") x 3.08m (10'1")**

**LUXURY BATHROOM:**

White suite. Shower bath with shower screen and thermostatic shower. Wash hand basin with mono style mixer tap and splashback. Close couple low flush wc. Part tiled walls. Chrome finish heated towel rail. Motorised Velux roof window.



**OUTSIDE:**

One allocated car parking space. Small garden/bbq area with artificial lawn. Bin storage area.



**TENURE:**

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2024 to March 2025 £1,174.50

**SERVICE CHARGE:**

A service charge of £57 per month (at present) is payable to cover insurance, maintenance to communal areas and window cleaning, we recommend the purchaser and their solicitor confirm the cost and inclusions.



**DIRECTIONS:**

From Saintfield Road turn into Baronscourt Road and then left into Baronscourt Manor, number 22 is last on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**22 Baronscourt Manor, Carryduff**

Approximate Gross Internal Area = 75.4 sq m / 812 sq ft

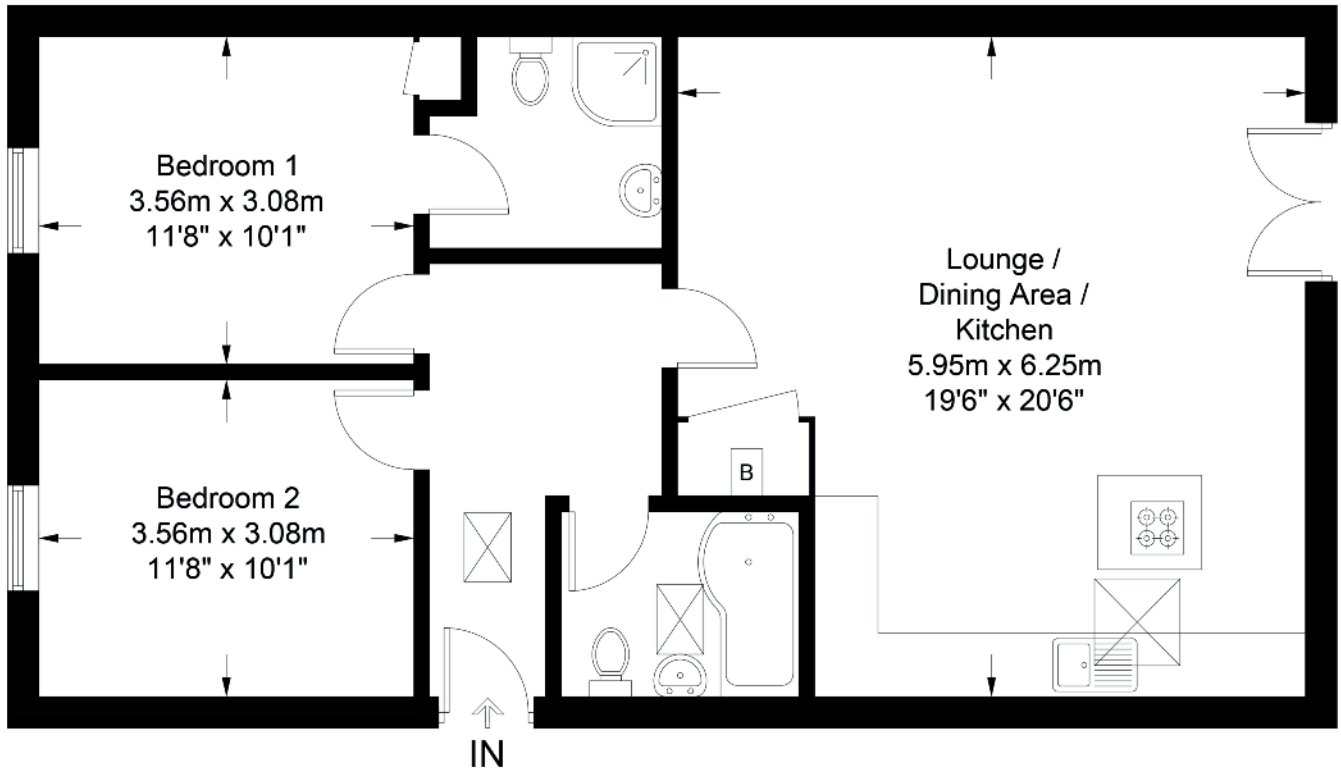


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189509)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VALUATION SERVICE**

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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