



## APT, 6 RIVERSIDE MEWS, SUFFOLK ROAD, BELFAST, BT11 9PA

A comfortable, well maintained and presented, ground floor apartment with own door access within this established development. Two good, bright, double bedrooms. One generous reception with feature effect fireplace. Luxury fitted kitchen open to a casual dining area with the added bonus of double patio doors offering access to communal gardens. White shower suite. Upvc double glazed windows. Gas fired central heating system. Mature, landscaped and fenced communal garden area. Designated car parking space to front. Good fresh youthful presentation throughout. Pleasant open aspect. Tremendous doorstep convenience to include accessibility to lots of schools, shops, and transport links, along with an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities and excellent transport links to include the Glider service. Competitively priced first time buy, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	

OFFERS AROUND £104,950



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## Key Features

- Comfortable, well maintained and presented ground floor apartment with own door access.
- One generous reception room with feature effect fireplace.
- White shower suite.
- Gas fired central heating system.
- Designated car parking space to front.
- Two good, bright, double bedrooms.
- Luxury fitted kitchen open to a casual dining area with feature double patio doors.
- Upvc double glazed windows.
- Mature, landscaped and fenced communal garden area.
- Fantastic first time buy / Well worth a visit.





## GROUND FLOOR

### ENTRANCE PORCH / HALL

Ceramic tiled floor.

### INNER HALL

Wooden effect strip floor. Built-in cloaks.

### LOUNGE

16'7 x 14'0

Feature effect fireplace with inset and hearth, wooden effect strip floor. Open to :

### LUXURY FITTED KITCHEN / DINING AREA

15'7 x 9'5

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, under oven, overhead extractor hood, single drainer stainless steel sink unit, wooden effect strip floor, integrated fridge and freezer, wooden effect strip floor, gas boiler. Feature double patio doors / garden access.

### PRINCIPLE BEDROOM 1

11'6 x 10'9

### BEDROOM 2

11'3 x 7'4

### LUXURY SHOWER SUITE

Shower with thermostatically controlled shower unit, low flush w.c. Wash hand basin.

### OUTSIDE

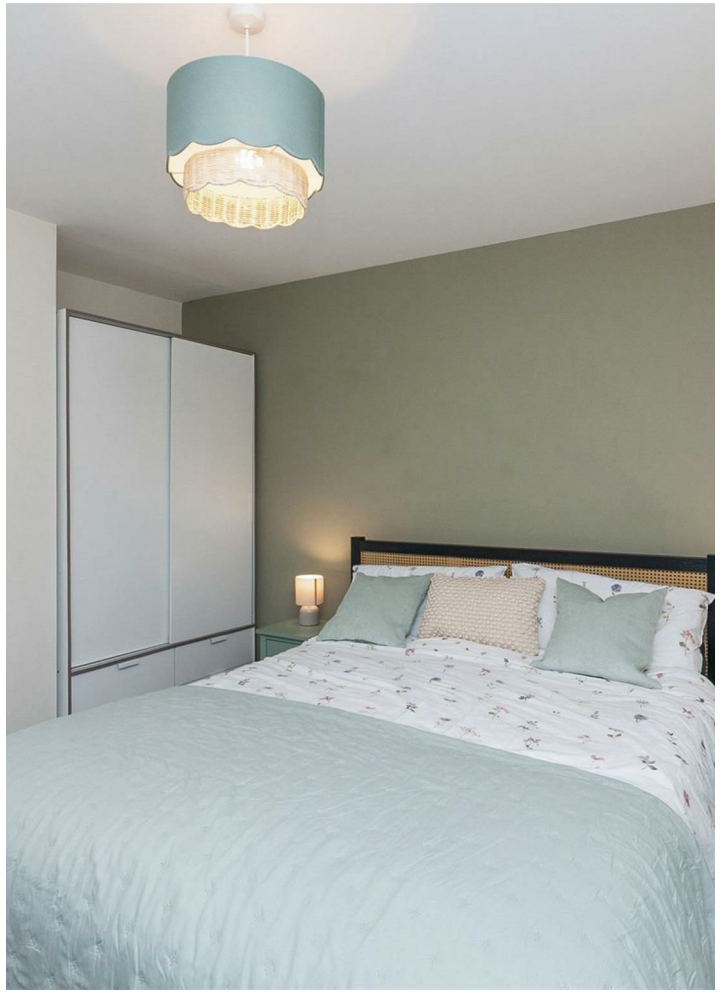
Car parking to front with designated car parking space, communal garden, lawned and fenced.



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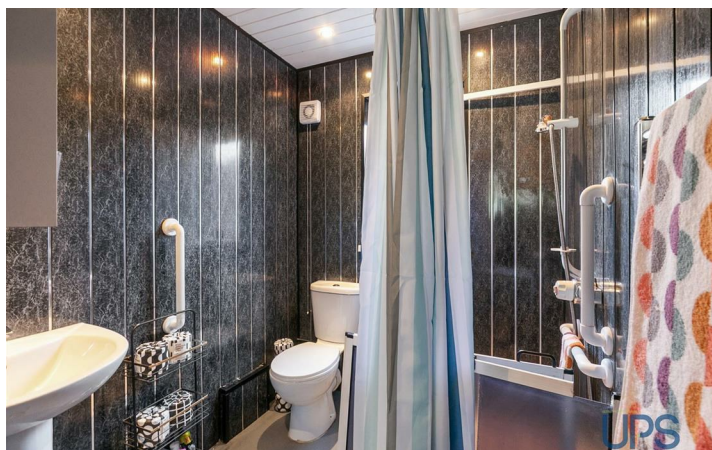








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Questions you may have.

**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. 18349580**

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.

ULSTERPROPERTYSALES.CO.UK

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