



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## Apt 29 678 Shore Road Horizon Building, Belfast, BT15 4HH

**Offers Over £139,950**

Fabulous Seventh Floor Apartment Set Within A Gated Development Minutes From The City Centre.

A superb opportunity to purchase a beautifully presented apartment set within this highly desirable Horizon Apartment Development. The modern interior comprises 2 bedrooms, lounge with uPvc double glazed door to balcony with panoramic views across Belfast Lough and beyond, fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers intercom entry to apartment block, lift access to all floors, dedicated parking space, gas central heating with Worcester Bosch boiler installed January 2025 with 10 year guarantee, uPvc double glazed windows and has been presented to an excellent standard.

A direct bus route to Belfast City and its New University combines with gated access to secure dedicated car parking adds the finishing touches to a home which will have immediate appeal - Early Viewing is strongly recommended.

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

# Apt 29 678 Shore Road

## Horizon Building, Belfast, BT15 4HH



- Fabulous 7th Floor Apartment
- Excellent Fitted Kitchen With Dining
- Recently Installed Boiler
- Minutes From City
- 2 Bedrooms
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Lounge With Balcony
- Gas Central Heating
- Secure Parking Designated Space

### Communal Entrance Hall

Intercom entry, lift.

### Entrance Hall

Wood laminate floor, built-in storage x 2, panelled radiator.

### Lounge

20'0" x 10'5" (6.10 x 3.20)

Wood laminate floor, double radiator, pvc double glazed door to balcony.

Open plan to:

### Kitchen

16'7" x 7'5" (5.08 x 2.28)

Stainless steel single drainer sink unit, range of high and low level

units, formica worktops, free standing cooker, extractor fan, fridge/freezer, washing machine, partly tiled walls, Lvf flooring, double aspect windows, panelled radiator.

### Dining Area

Storage cupboard, concealed gas boiler.

### Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled drench style shower, telephone handset shower, vanity unit, low flush w.c, partly pvc panelled walls

and ceiling, recessed lighting, extractor fan, panelled radiator.

### Bedroom

11'9" x 10'9" (3.60 x 3.30)

Built-in robes, panelled radiator.

### Bedroom

12'0" x 8'6" (3.68 x 2.61)

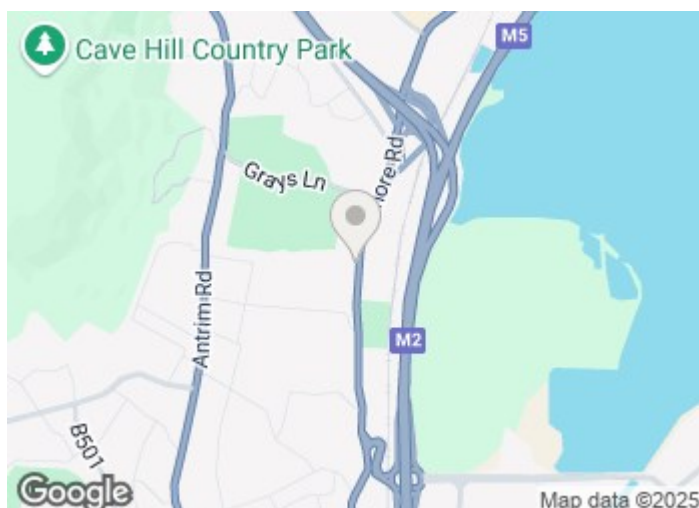
Panelled radiator.

### Outside

Communal gardens with designated car parking space (nos 57), gated remote entry access.

Management Fees Approx £ 70 per month.

Rates Approx £671.51 per annum.



### Directions





Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

