



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

Apartment 3, 14 Highgrove Meadows
Belfast
BT13 3FX

Bedroom	2
Reception	1
Bathroom	2



Spacious two bedroom second floor apartment within a highly regarded development ideally located within easy access of Belfast City Centre

Offers in Excess of: £127,500

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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We are delighted to bring this spacious apartment to the sales market with early viewing highly recommended to avoid disappointment! Situated on the second floor, you have lovely views of the countryside from the kitchen and living areas.

Step inside to the foyer, and this well maintained apartment has a great feeling of space. There are two double bedrooms each with built in storage and the master suite benefits from en suite shower room. Relax in the fabulous living room which is open plan to kitchen and dining. This is a well planned out area with a perfect balance of storage units and appliances within the kitchen, complimented by a peninsula area which could also be used as a breakfast bar. Enjoy meals with family and friends with lovely countryside views from the dining area. The living section is a great size, and makes this room a very sociable heart of this home. The family bathroom has a modern suite with shower over bath. This apartment benefits from allocated parking for your convenience. Highgrove Meadows is ideally located within easy reach of Belfast City Centre, and just minutes away from M1 links.



- Spacious second floor apartment with views of the countryside
- Two double bedrooms with built in storage
- Open plan kitchen dining living area
- Kitchen has range of stylish storage units to include peninsula return and integrated appliances
- Modern bathroom suite with bath and shower over
- One assigned car park and unassigned visitor parking.
- Energy efficient "C80" rating
- Perfectly positioned with easy access to Belfast City Centre and all major transport links



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

ENTRANCE FOYER

Communal entrance via UPVC entrance door with glazed panel and glazed panels to either side. Intercom with door release. Carpeted hallway, stairs and landings. Timer lighting.

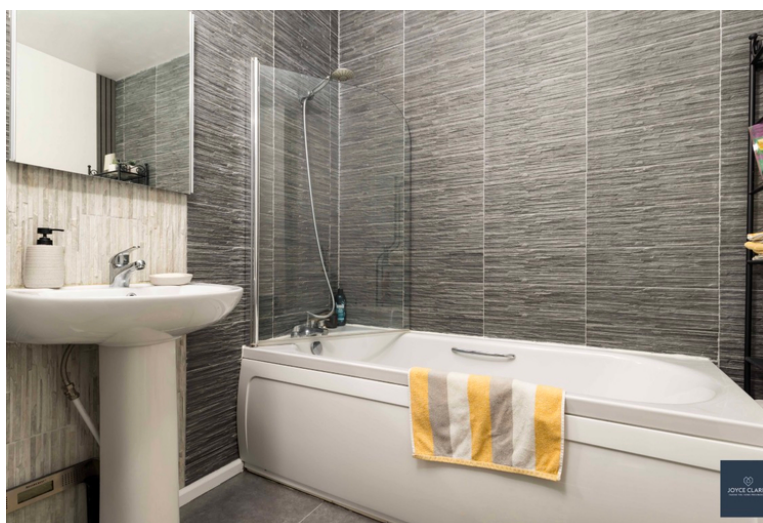
ENTRANCE HALL

Solid wood door. Single panel radiator. Wood effect laminate flooring. Storage closet with shelving and gas boiler. Access to attic. Telephone intercom.

KITCHEN/LIVING/DINING

5.44m x 6.01m (17' 10" x 19' 9") (MAX)

Open plan kitchen dining living room with views towards Black Mountain. Kitchen area with high and low level kitchen cabinets including peninsula unit. Range of appliances include four ring gas hob with stainless steel extractor canopy above, electric oven and integrated fridge freezer. Space for washing machine. Stainless steel sink and drainage unit. Tiled flooring and splashback. Laminate flooring to living and dining area. TV and telephone points. Two double panel radiators. Recessed lighting.



MASTER BEDROOM

4.32m x 3.03m (14' 2" x 9' 11") (MAX)
Rear aspect double bedroom. Built-in storage closet with clothes rail and shelving. Single panel radiator.

ENSUITE

3.18m x 0.91m (10' 5" x 3' 0")
Tiled shower enclosure with mains fed shower. Dual flush WC and wash hand basin with pedestal. Single panel radiator. Extractor fan. Tiled flooring and splashback to wash hand basin. Window providing natural light.

BEDROOM TWO

3.67m x 3.13m (12' 0" x 10' 3") (MAX)
Rear aspect double bedroom. Built-in storage closet. Single panel radiator.

FAMILY BATHROOM

2.28m x 1.76m (7' 6" x 5' 9")
Three piece bathroom suite comprising of panel bath with shower screen and shower head attachment, dual flush WC and wash hand basin with pedestal. Single panel radiator. Extractor fan. Tiled flooring and feature textured wall tiling to bath and sink areas.

