



## Flat, 8 Lynden Gate, 50 Knockbreda Road, Belfast, Antrim, BT6 0JB

### Offers Over £159,950

- 2 spacious bedrooms
- Easy access to Belfast
- Vast range of excellent amenities
- Gas Fired Central Heating
- Service charge of £800
- Situated just off Knockbreda Road
- Numerous transport links
- Large & Bright living/dining area
- Double Glazed Windows
- Ideal for 1st Time buyers & Investors

# 8 Lynden Gate, 50 Knockbreda Road, Belfast BT6 0JB

Pleased to welcome this spacious 2-Bedroom, 1st floor flat in Lynden Gate, located on the Knockbreda Road with multiple local amenities, including shops, parks, and public transport links nearby offering a perfect property for 1st time buyers or investors alike.

As you enter the flat, you are greeted by bright hallway leading to a large & bright living room serving as an ideal space for relaxation or entertaining guests, through the living room you have a bright & spacious kitchen. To the front of the property there are two well-proportioned bedrooms, providing ample space. Each room is designed to be comfortable and allow plenty of natural lighting. The 3-piece family bathroom is recently modernised and has a walk-in shower.

Furthermore, the property is fully equipped with UPVC Double glazed windows, Gas heating and has 1 allocated parking space.

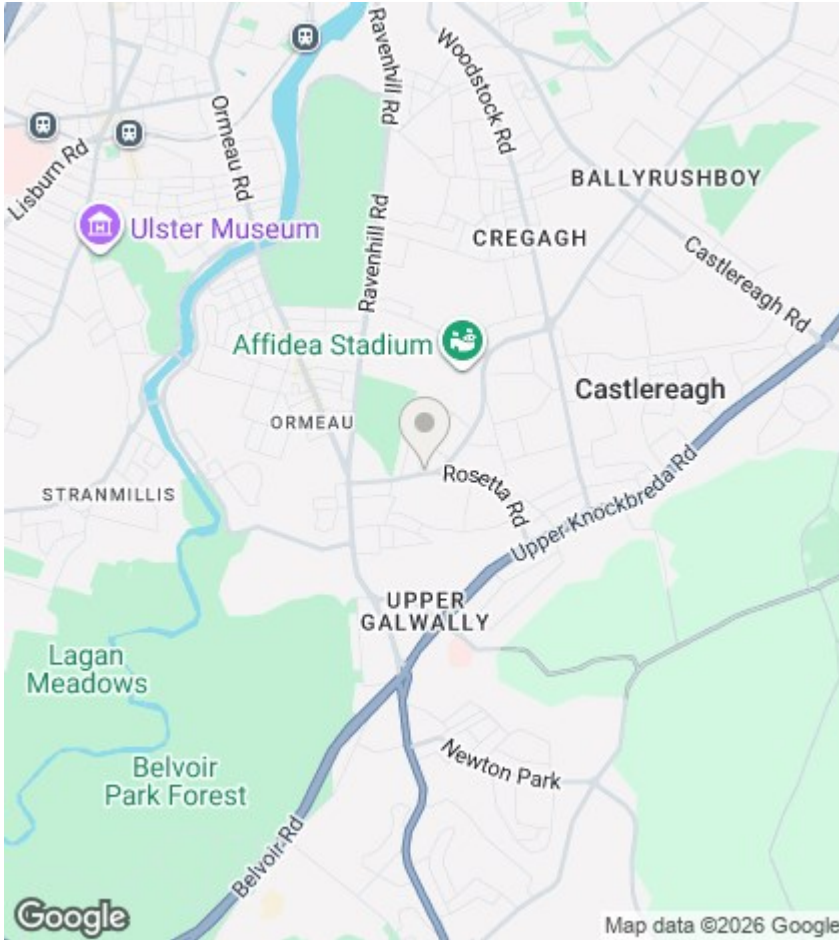
To appreciate this lovely flat in an excellent setting and locality please contact Your Property Geeks, Belfast on 02890598583 or Email [info@yourpropertygeeks.com](mailto:info@yourpropertygeeks.com) to arrange a viewing.



Council Tax Band: Northern Ireland







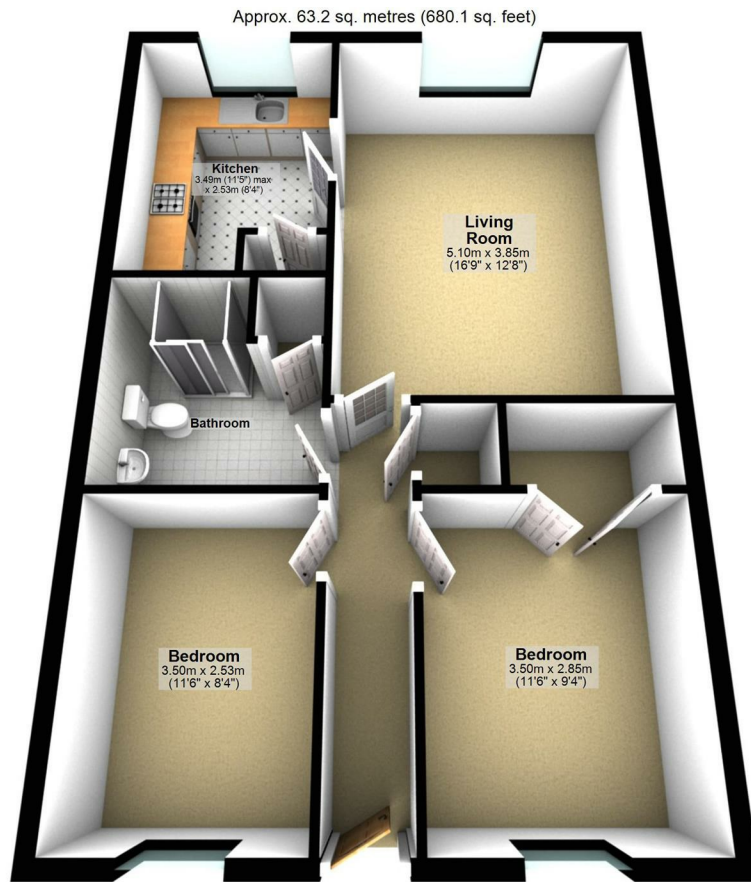
## Directions

## Viewings

Viewings by arrangement only. Call 02890598583 to make an appointment.

## EPC Rating:

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



Total area: approx. 63.2 sq. metres (680.1 sq. feet)

Photos and Plans by houseflyni.co.uk  
Plan produced using PlanIt

