

2b Napoleons Gate, Belfast, BT15 4FE



- Modern First Floor Apartment
- Two Well Proportioned Bedrooms
- Open Plan Living/Kitchen/Dining Area
- Shaker Style Fitted Kitchen
- Lounge with Juliet Balcony
- Four Piece Family Bathroom Suite
- Communal Garden to Rear
- Allocated Parking Space to Front
- PVC Double Glazing/Gas Fired Central Heating
- Highly Popular Convenient Location

PRICE Offers Over £149,950

Ideally suited to the first time buyer or young family, this first floor apartment is ideally located within the Napoleons Gate development, just off the Shore Road. Within close proximity to local shops, schools and transport links to Belfast City Centre. The property boasts two well proportioned bedrooms, a bright open plan kitchen/living/dining space with modern shaker style kitchen and Juliet balcony off the lounge and a four piece family bathroom suite.

Externally the property further enjoys a communal garden to rear and an allocated parking space to the front. With a high level of interest anticipated, an early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

ENTRANCE

Private composite front door with fan light into entrance hall. Tiled floor. Stairs to landing. Access to roof space. Built in storage cupboard.

OPEN PLAN LIVING/KITCHEN DINING

21'11" x 19'4" at max (6.7 x 5.9 at max)

Spacious lounge with quality laminate flooring. PVC Double glazed French doors open to Juliet balcony with Glass balustrade.

Modern shaker style kitchen equipped with a comprehensive range of high and low level fitted units in royal blue finish with contrasting work surfaces and upstands. Single drainer stainless steel sink unit with swan neck tap. Integrated oven with separate four ring electric hob and overhead extractor fan housed in stainless steel canopy. Integrated Fridge/Freezer. Plumbed for washing machine. Tiled floor.

BEDROOM 1

10'9" x 10'2" (3.29 x 3.10)

Dual window aspect. Space for wardrobes.

BEDROOM 2

10'2" x 7'1" (3.1 x 2.17)

MODERN FOUR PIECE BATHROOM SUITE

Comprising panel bath, fully tiled quadrant shower cubicle with thermostatically controlled shower, pedestal wash hand basin with monobloc tap and a button flush WC. Part tiled walls. Tiled floor.

OUTSIDE

Allocated parking space to front.

Communal garden to rear, laid in lawn and screened by perimeter fence.

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	

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



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