



Off the Falls Road in West Belfast.

EPC



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17 Slabh Mor Heights ,Belfast, BT11

Asking Price £69,950

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### Key Features:

- First Floor Apartment With Own Door Access Located Just Off The Falls Road In West Belfast
- The Property Is Currently Let On A Rolling Contract At £500 Per Month
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Bay Living Room
- Fitted Kitchen
- Bathroom In White Suite
- Two Generous Sized Bedrooms
- Gas Fired Central Heating
- Communal Parking
- Area Of High Rental Demand

### SUMMARY:

First floor apartment located off the Falls Road in West Belfast. The property benefits from an excellent location with many amenities within walking distance and Belfast City Centre is easily accessible by bus or car.

Internally the property comprises of a living room, fitted kitchen, two bedrooms and bathroom in white suite. The property benefits from gas fired central heating and double glazed windows.

The property is currently let on a rolling contract at £500 per month.

Early viewing is advised. Excellent investment opportunity.



### ACCOMMODATION:

#### Ground Floor

#### ENTRANCE PORCH:

Stairs to first floor

#### First Floor

**LIVING ROOM: 12' 10" x 10' 3" (3.91m x 3.12m)**

**KITCHEN: 13' 6" x 8' 9" (4.11m x 2.67m)**

Range of high and low level units, formica work surfaces, stainless steel sink unit, space for oven and hob with extractor fan over, plumbed for washing machine, gas boiler, and partly tiled walls.

**BEDROOM (1): 10' 3" x 9' 2" (3.12m x 2.79m)**

**BEDROOM (2): 10' 9" x 8' 9" (3.28m x 2.67m)**

#### BATHROOM:

White suite comprising low flush WC, panel bath, pedestal wash hand basin and extractor fan.

#### Outside

Communal parking