



Unit 18, Sans Souci Manor, 12A Sans Souci Park
Malone Road
Belfast, BT9 5JZ

Offers Around
£95,000



- Exclusive Over 55's Development off Malone Road
- Modern 1 Bedroom Apartment
- Bright Living Room opening onto Kitchen
- Bathroom with Bath and Electric Shower
- Garage & Residents Car Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Description

Located in an highly sought after tree lined street off the Malone Road, this exclusive Over 55's development will appeal to those downsizing and looking for a convenient location.

The property is a bright one bedroom apartment with a spacious lounge opening onto the kitchen. There is a double bedroom and bathroom with bath and electric shower and the bonus of a garage and residents car parking.

Service Charge: £185.00 per quarter

Lease: Remainder of 10,000 year lease

Management Company: Hampton Estates
02890642888

Ground Floor

ENTRANCE HALL:

Communal entrance hall with buzzer entry system, lift and staircase to upper floors

Second Floor

ENTRANCE HALL:

Entrance door, carpet, wall mounted storage heater, loft hatch, large storage cupboard housing hot water cylinder and electric fuseboard, telephone style intercom entry system

LIVING ROOM:

3.65m x 3.5m (11' 12" x 11' 6")

Double glazed window to rear, wall mounted storage heater x 2, opening onto kitchen

KITCHEN:

3.16m x 2.38m (10' 4" x 7' 10")

Double glazed window to side, tile effect flooring, range of high and low level units and worktops, space for fridge freezer, space for cooker, space and plumbed for

washing machine, integrated extractor hood, part tiled walls

BATHROOM:

2.1m x 1.87m (6' 11" x 6' 2")

Tiled effect flooring, tiled walls, wall mounted electric heater, white suite comprising panelled path with electric shower over, pedestal wash hand basin, close coupled wc



BEDROOM (1):

3.59m x 2.98m (11' 9" x 9' 9")

Double glazed window to rear, wall mounted heater

Outside

GARAGE:

Garage and residents car parking area





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