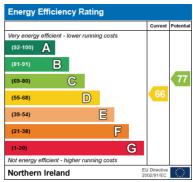


Unit 18, Sans Souci Manor, 12A Sans Souci Park Malone Road Belfast, BT9 5JZ

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













# 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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