

# 15 Ashleigh Manor, Windsor Avenue, Belfast, BT9 6JY



- Well Presented Ground Floor Apartment
- Separate Individual Front Door For Access
- Open Plan Living/ Dining/ Kitchen
- Fitted Kitchen Units With Range Of Appliances Included
- 2 Good Sized Bedrooms
- De Luxe Shower Room With Mains Pressure Shower Unit
- Mains Gas Fired Central Heating
- Ceramic Tile Flooring Throughout
- Windows, Blinds And Furnishings Included

**PRICE Offers Over £159,950**

*Well presented ground floor apartment located within this much sought after development located, off Windsor Avenue, offering convenient access onto Lisburn Road and Malone Road, close to all the amenities and services this superb location affords. The property has been upgraded over the years and includes mains gas fired central heating. Whether its a first time buy, investment opportunity or a convenient and easily managed downsize, this apartment will tick all the boxes!!*



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## ACCOMMODATION

Private door accessing this ground floor apartment. Hardwood panelled front door with double glazed insets. Ceramic tile floor throughout the whole apartment. Whitewood 6 panel internal doors through with matching whitewood skirting.

### HALLWAY

With wall mounted light and fixed mirror.

### SPACIOUS CLOAKCUPBOARD

With electric light. Part shelved.

## OPEN PLAN KITCHEN/ LIVING/ DINING 26' 9" x 10' 7"

### Kitchen Area 10' 7" x 10' 7"

Range of whitewood fitted high and low level units with granite effect work surfaces. Cooker point with overhead extractor unit. Range of freestanding appliances including cooker with 4 ring hob, oven and grill. Freestanding washing machine, freezer and fridge. Inlaid one and half bowl stainless steel sink unit with mixer tap. Complementary wall tiling. Centre ceiling dimmer light supplemented with under unit lighting.

### Living/ Dining Space

With front picture window. Wall mounted electric heater with glass fronted and stone inset. Twin dimmer light switches. Rack of ceiling spotlights.

### BEDROOM 1 12' 9" x 9' 4"

### BEDROOM 2 10' 0" x 6' 7"

Built in wardrobe and shelf unit.

## PVC PANELLED SHOWER ROOM

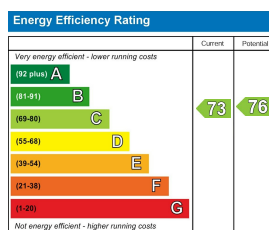
With 3 piece suite comprising vanity unit, button flush w.c and quadrant shower cubicle with mains pressure shower unit. Laminate flooring in tile effect finish. Twin doors to built in shelved linen cupboard. White heated towel rail/ radiator.

## Outside

Located off Windsor Avenue, equidistant Malone Road and Lisburn Road. Ample owner and visitor parking areas interspersed with mature gardens, mainly in shrubs. Brick pavior roads and parking bays.

### IMPORTANT NOTE TO ALL PURCHASERS:

**We have not tested any of the systems or appliances at this property.**



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