



Hampton ESTATES

028 9064 2888
www.hamptonstates.co.uk

Apt 43, Luna Building
Redwood Court, Dunmurry
Belfast, BT17 9FP

Offers Around
£139,950



- Penthouse Apartment with Two Balconies & Panoramic Views
- Superb Living Room with Balcony
- Open Plan Dining Kitchen with Range of Fitted Appliances & Granite Worktops
- Master Bedroom with En Suite & Balcony
- 2nd Double Bedroom
- Gas Heating
- 2 x Underground Car Parking Spaces

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(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	



373 Ormeau Road, Belfast BT7 3GP



Description

Time to upgrade and start living the Penthouse life! We are thrilled to offer for sale this rarely available Penthouse apartment in the modern and extremely popular Luna Building in Redwoods, Dunmurry. Located on the top floor with stunning views and two balconies this apartment is sure to be very appealing.

The exclusivity starts even before you walk into the building.... The penthouse apartments have the luxury of not one but two underground car parking spaces and our apartment has parking spaces no. 1 and 2. Entering the building and pressing the 9th floor button in the elevator will bring you all the way to the top. Our apartment is corner apartment which offers a stunning living area with large glass windows in modern anthracite coloured frames and a door to the westerly facing balcony which has enough space for table and chairs where you can sit and take in the surrounding views. The living area opens onto a super modern fitted kitchen with upgraded granite worktops. An integrated oven, hob, extractor fan, washing machine and fridge freezer. There is also enough room for a dining table and chairs. Down the hall and you will find a luxury bathroom with classic white suite, two double bedrooms which the master benefits from both en-suite shower room and balcony.



Notes:

Service Charge - £947.76 pa

Ground Rent - £125 pa

Rates £900 pa approx

Ground Floor

ENTRANCE HALL:

Communal entrance hall, elevator to 9th floor....

Ninth Floor

ENTRANCE HALL:



LIVING ROOM:

4.5m x 3.4m (14' 9" x 11' 2")

Tiled floor, radiator, dual aspect double glazing in anthracite window frames, door to westerly facing balcony

DINING KITCHEN

4.2m x 3.5m (13' 9" x 11' 6")

Tiled floor, radiator, window to front in anthracite window frames, modern high specification kitchen with upgraded granite worktops, integrated electric oven, electric 4 ring hob, extractor hood, washing machine and fridge freezer

BATHROOM:

2.6m x 2.2m (8' 6" x 7' 3")

Modern white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin, close coupled wc, tiled floor, tiled walls, spotlights, extractor fan, radiator

MASTER BEDROOM:

5.4m x 3.3m (17' 9" x 10' 10")

(measurement at widest point) spacious double bedroom with door to balcony, high level television point for wall mounted TV

ENSUITE SHOWER ROOM:

1.8m x 1.7m (5' 11" x 5' 7")

Tiled floor, tiled walls, spotlights, radiator, modern white suite comprising corner shower with thermostatic shower, wash hand basin, close coupled wc

BEDROOM (2):

4.7m x 2.8m (15' 5" x 9' 2")

(measurements at widest point) double glazed window in anthracite frames

Outside

2 x allocated car parking spaces in underground car park which is reserved for Penthouse apartments only





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