



APT 6 2B SUMMERHILL AVENUE, STORMONT, BELFAST, BT5 7HD

Offers Over: £128,500

Luxury Two Bedroom Ground Floor Apartment
Stunning Kitchen with High Gloss Units & Low Level Lighting
Open Plan Lounge to Spacious Lounge Area
Modern White Bathroom Suite
Door Controlled Intercom Access
Gas Fired Central Heating
Secure Off-Street Parking
Remote Controlled Secure Electric Gates
Close Proximity to Stormont Estate
Excellent Transport Links to Belfast City Centre
Ideal First Time Buy

9672-0830-6109-5770-7992

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	77	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The sale of this well presented ground floor apartment will be of immediate appeal to many young professional first time buyers seeking the perfect starter home within this highly sought after residential locality.

The property enjoys the benefit of immediate access to local shopping facilities and the excellent 'Glider' bus service, ideal for commuting into Belfast City Centre. The glorious grounds found at Parliament Buildings, Stormont are right on your doorstep.

Early viewing is strongly advised to fully appreciate the many appealing features this fine apartment has to offer.

THE PROPERTY COMPRISES:

Communal door to : Front door

Ground Floor

ENTRANCE HALL: Single panelled radiator and wall mounted intercom

LIVING ROOM: 16' 2" x 13' 6" (4.92m x 4.11m) at widest points Partially ceramic tiled floor, partially tiled walls, double panelled radiator, cupboard with gas meter, double doors.

Range of white high gloss high and low level units, floor level spotlights, laminate work top, 1 1/2 bowl stainless steel sink unit with mixer tap, stainless steel extractor fan over 4 ring hob, integrated appliances including 'Indesit' electric over, 'Indesit' washer dryer and fridge freezer.

BEDROOM (1): 9' 9" x 8' 9" (2.96m x 2.66m) Single panelled radiator.

BEDROOM (2): 12' 3" x 6' 1" (3.73m x 1.86m) Single panelled radiator, bespoke mirrored slide robes with area designed to use as an Office space, including access to sockets. Gas boiler.

BATHROOM: Ceramic tiled floor, partially tiled walls, single panelled radiator, white bathroom suite comprising, low flush w.c., pedestal wash hand basin, panelled bath with chrome mixer taps and thermostatically controlled shower over, extractor fan.

Outside

Communal gated car parking and gardens.

LOCATION: Travelling from the City Centre, passing Stormont Estate on your left, turn right into Summerhill Avenue and Summerhill Gate is immediately on your left.

AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

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