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**10 Sandhurst Court**

Stranmillis  
BT9 5BA

**Offers Over £165,000**



## 10 SANDHURST COURT, STRANMILLIS, BT9 5BA

- **Superb 2nd Floor Apartment in a Prime Stranmillis Location**
- **Bright & Spacious Lounge with Dining Area**
- **Open Plan Fitted Kitchen**
- **2 Bedrooms**
- **Shower Room with White Suite**
- **Gas Central Heating/ Double Glazing**
- **Allocated Car Parking Space**
- **Beautifully Presented & Bright Apartment Finished to a High Standard**
- **Convenient to a Range of Amenities Including Shops, Restaurants, Queens University and City Centre**
- **Close to Botanic Park**

This superb second floor apartment is located in a well-maintained apartment complex off Colenso Parade.

The accommodation comprises entrance hall, open plan living, dining to kitchen, two well proportioned bedrooms and shower room. There are further benefits of double glazing, gas central heating, and ample storage along with an allocated car parking space.

Located in the heart of Stranmillis, this property is highly convenient to all the shops, coffees shops and restaurants as well as Queens University, City Hospital and access to M1 motorway. The City centre is accessible as well as public transport service and Botanic Park

Early viewing is recommended to appreciate this superb property and all it has to offer.









## PROPERTY COMPRISES

Communal front door, internal stairwell to..  
**2ND FLOOR** front door to..

**ENTRANCE PORCH** door to..

**ENTRANCE HALL** Laminate wood effect floor, velux windows, storage cupboard with gas fired boiler, access to roofspace

**LOUNGE WITH DINING AREA 16' 4" x 10' 4" (4.98m x 3.15m)** Laminate wood effect floor, velux windows, open plan to..

**KITCHEN** Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring hob with electric oven under and extractor fan over, plumbed for washing machine, space for fridge freezer, breakfast bar, part tiled walls, velux window

**BEDROOM 15' 6" x 6' 8" (4.72m x 2.03m)** (at widest points) Velux window, built in robe and storage

**BEDROOM 16' 4" x 9' 5" (5m x 2.87m)** (at widest points) Velux window, built in robe and storage

**SHOWER ROOM** White suite comprising pedestal wash hand basin, low flush wc, fully tiled shower cubicle, tiled floor, fully tiled walls, panelled ceiling with low voltage spots

**OUTSIDE** Allocated car parking space

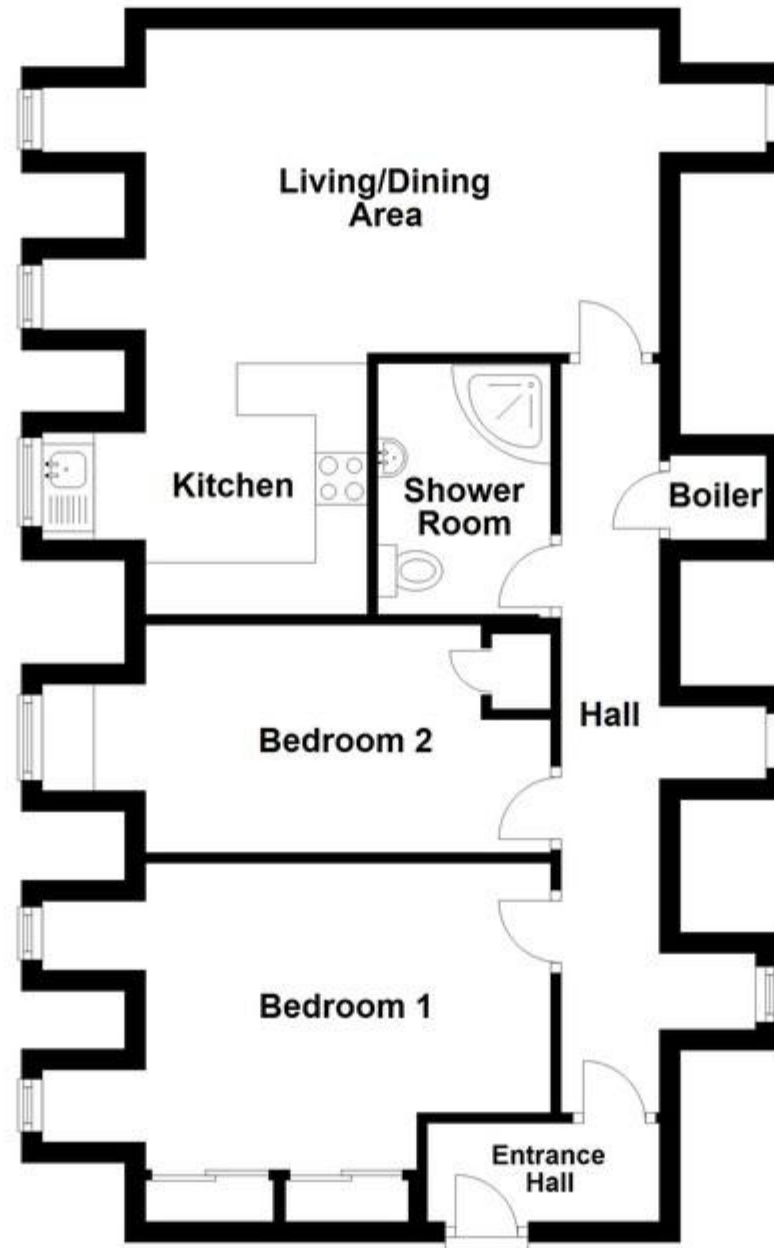






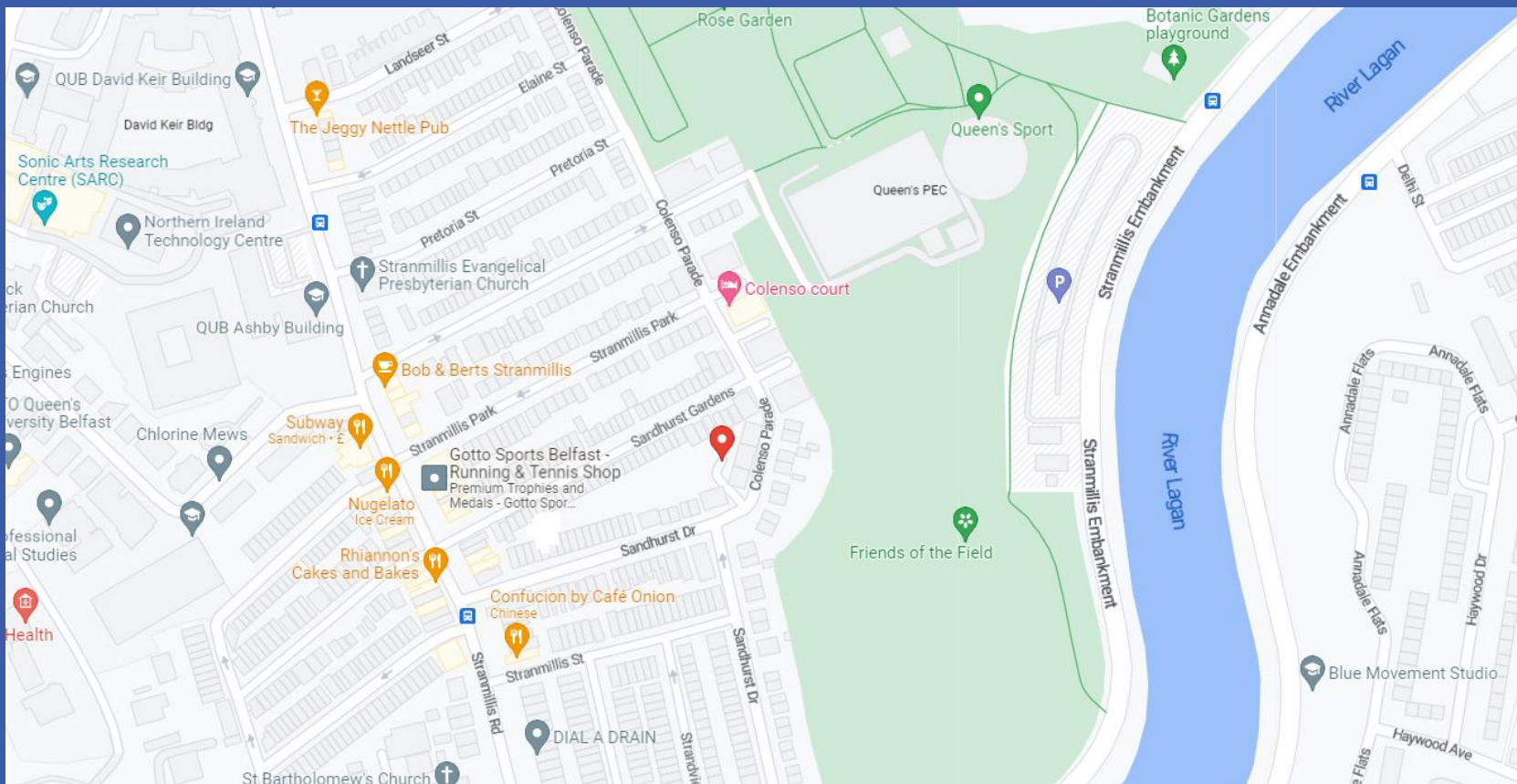
## Top Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**10 Sandhurst Court, Belfast**



**Directions:**  
Sandhurst Court is on the corner of Colenso Parade and Sandhurst Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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