



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

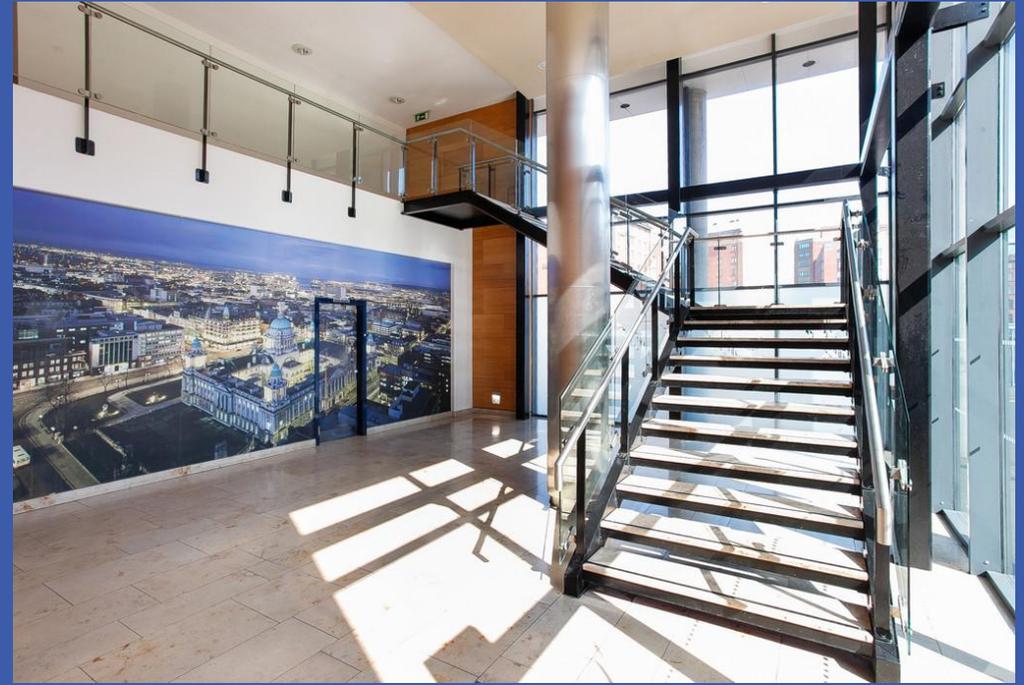
19 Victoria Place

20 Wellwood Street
BT12 5GE

Offers Over £169,950

19 VICTORIA PLACE, 20 WELLWOOD STREET, BT12 5GE

- **Superb 3rd Floor City Centre Apartment**
- **Generous Lounge Open Plan to Dining Area**
- **Fitted Kitchen**
- **2 Good Sized Bedrooms, Including Master with Ensuite Shower Room**
- **Bathroom with White Suite**
- **Extremely Well Presented Throughout /Contents Included**
- **Gas Central Heating/uPVC Double Glazed Windows**
- **Electric Entrance Gates Leading to Allocated Parking Space**
- **On Site Gym and Communal Areas**
- **Convenient City Centre Location**



This beautifully presented 3rd floor apartment is ideally located in a prime location within this prestigious and popular city centre development.

The property offers spacious accommodation, accessed via an impressive communal entrance hall, which is exceptionally well presented by the current owners and, in particular, benefits from enhancements made to the standard finish.

The generous accommodation includes an open plan lounge and dining area leading to a sheltered balcony sitting area along with two double bedrooms, including one with ensuite shower room.

In addition the property benefits from access to beautifully maintained communal areas, including an onsite residents gym, along with gas fired central heating, double glazed windows and an allocated car parking space.

Set in a quiet, private and convenient location, convenient to a wide range of city centre amenities, this property can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Secure communal front door leading to communal entrance hall, stairs and lift to third floor, communal landing, front door to entrance hall.

ENTRANCE HALL Cloaks cupboard.

LOUNGE OPEN PLAN TO DINING AREA 22' 9" x 15' 2" (6.93m x 4.62m) Wood flooring, access to balcony sitting area, intercom system, open plan to fitted kitchen.

FITTED KITCHEN 9' 4" x 6' 6" (2.84m x 1.98m) Range of high and low level units, work surfaces with matching splashback, single drainer stainless sink unit with mixer tap, plumbed for washing machine, 4 ring gas hob with stainless steel splashback and extractor fan over and electric oven under, plumbed for dishwasher, tiled floor, low voltage spotlights, integrated fridge and freezer.

BEDROOM 1 11' 7" x 10' 5" (3.53m x 3.18m)

ENSUITE SHOWER ROOM White suite comprising pedestal wash hand basin with splash tiling, low flush WC, fully tiled shower cubicle, tiled floor, extractor fan.

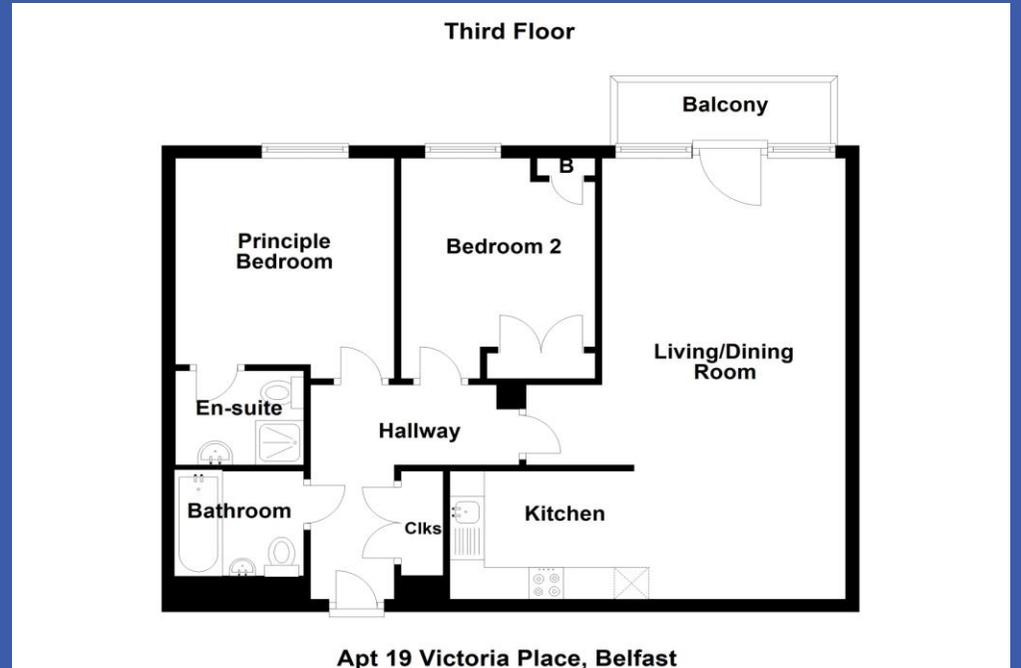
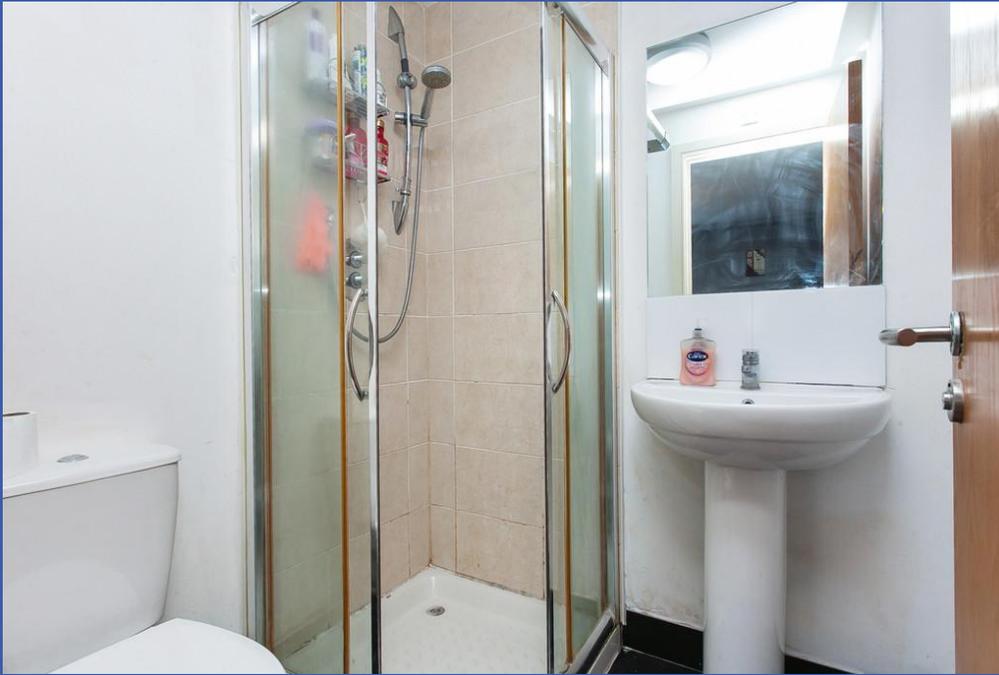
BEDROOM 2 11' 0" x 9' 3" (3.35m x 2.82m) Built in robe and storage with concealed gas fired boiler.

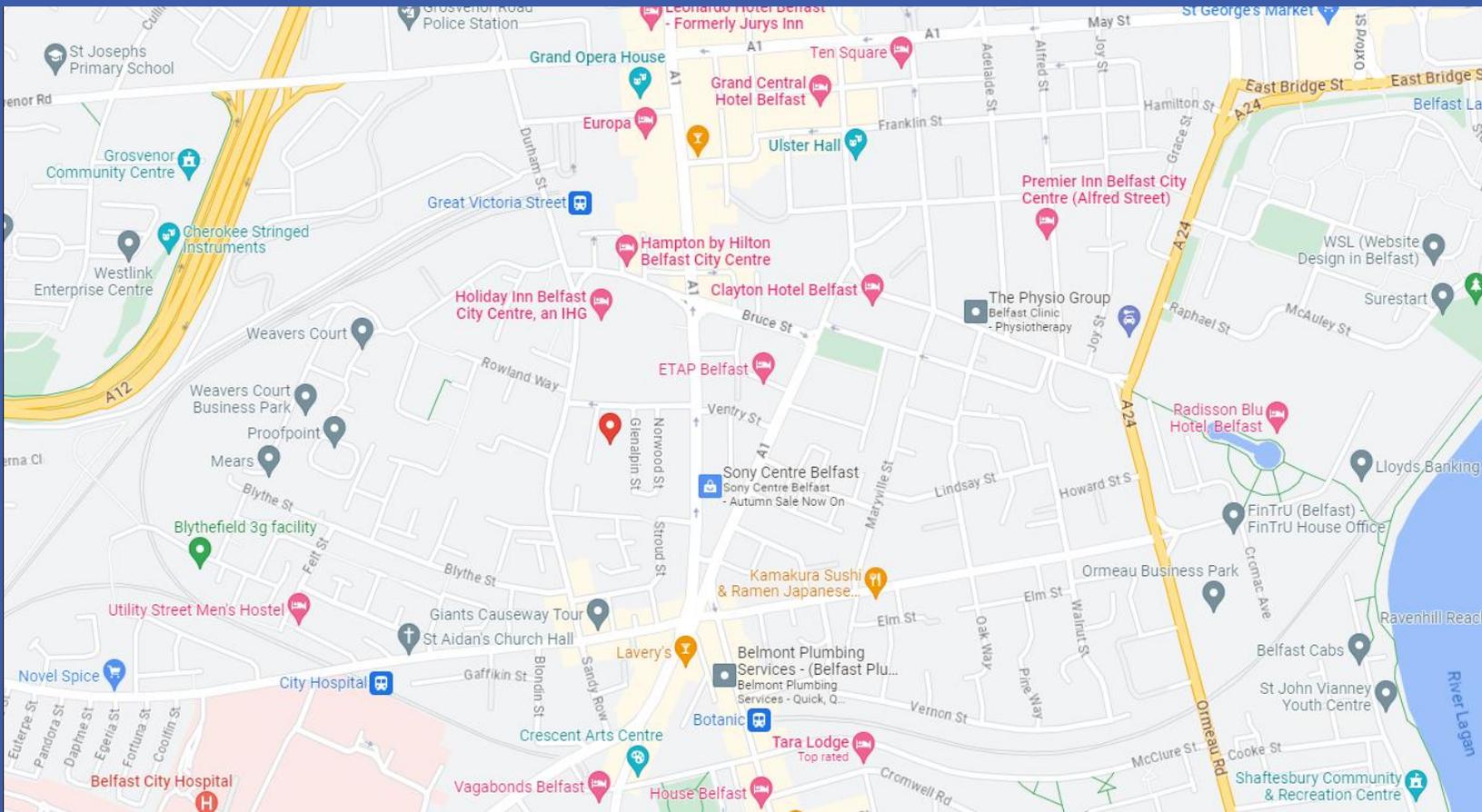
BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, low voltage spotlights.

OUTSIDE Access to secured allocated car parking space, beautifully maintained communal grounds and sitting areas along with residents gym.









Directions:
From Great Victoria Street turn in to Wellwood Street

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



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons can not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.