



## Apt 42 Woodlands Manor, 61 Stockmans Way, Belfast, BT9 7GL

**Price Guide £175,000**

We are pleased to offer for sale this beautifully presented penthouse apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. On the fifth floor, the accommodation is bright and spacious throughout and comprises open plan living, dining & contemporary kitchen, two double bedrooms (master with en-suite shower room) and modern bathroom suite. The apartment also benefits from PVC double glazed windows, gas central heating, balcony from living room and secure car parking. Suitable for a range of potential purchasers, including first time buyers, investors or those wanting a hub with easy access to main arterial routes, viewing is highly recommended.

- Excellent Penthouse Apartment
- Open Plan Kitchen With Range Of Integrated Appliances / Living & Dining
- Family Bathroom Suite
- PVC Double Glazed Windows
- Bright And Spacious Accommodation Throughout Extending To 925 Sq Ft
- Two Double Bedrooms (Master With En-Suite)
- Secure Gated Resident And Guest Parking
- Air Exchange System

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	59
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Access to all floors via lift / stairs.

**PENTHOUSE ON THE FIFTH FLOOR**

**APARTMENT 42**

**RECEPTION HALL**



Hardwood front door. Laminate wood flooring. Recessed spotlighting. Storage off hallway.

**LIVING / KITCHEN / DINING 30'5" x 19'0"  
(9.27 x 5.79)**



Laminate wood floor, recessed spotlighting and access to balcony. Modern range of high and low level gloss units, 4 ring gas hob, integrated oven, stainless steel extractor fan, 1½ bowl single stainless sink unit, integrated fridge/ freezer, dishwasher and washing machine, part tiled walls and ceramic tiled floor.



**MASTER BEDROOM 20'3" x 13'8" (6.17 x 4.17)**



**ENSUITE SHOWER ROOM**

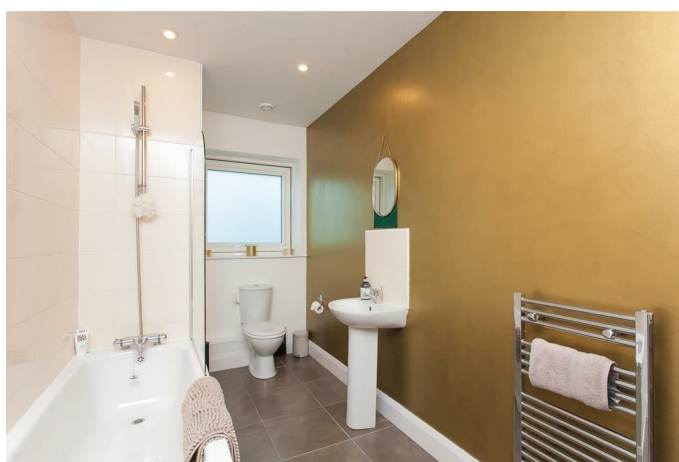
Low flush WC, pedestal wash hand basin, shower cubicle, spotlighting, part tiled walls and tiled flooring.

## BEDROOM TWO 12'5" x 7'3" (3.78 x 2.21)



Access to balcony.

## BATHROOM



White suite comprising low flush WC, pedestal wash hand basin, panelled bath, telephone hand shower, spotlighting, heated towel rail, part tiled walls and tiled floor.

## OUTSIDE

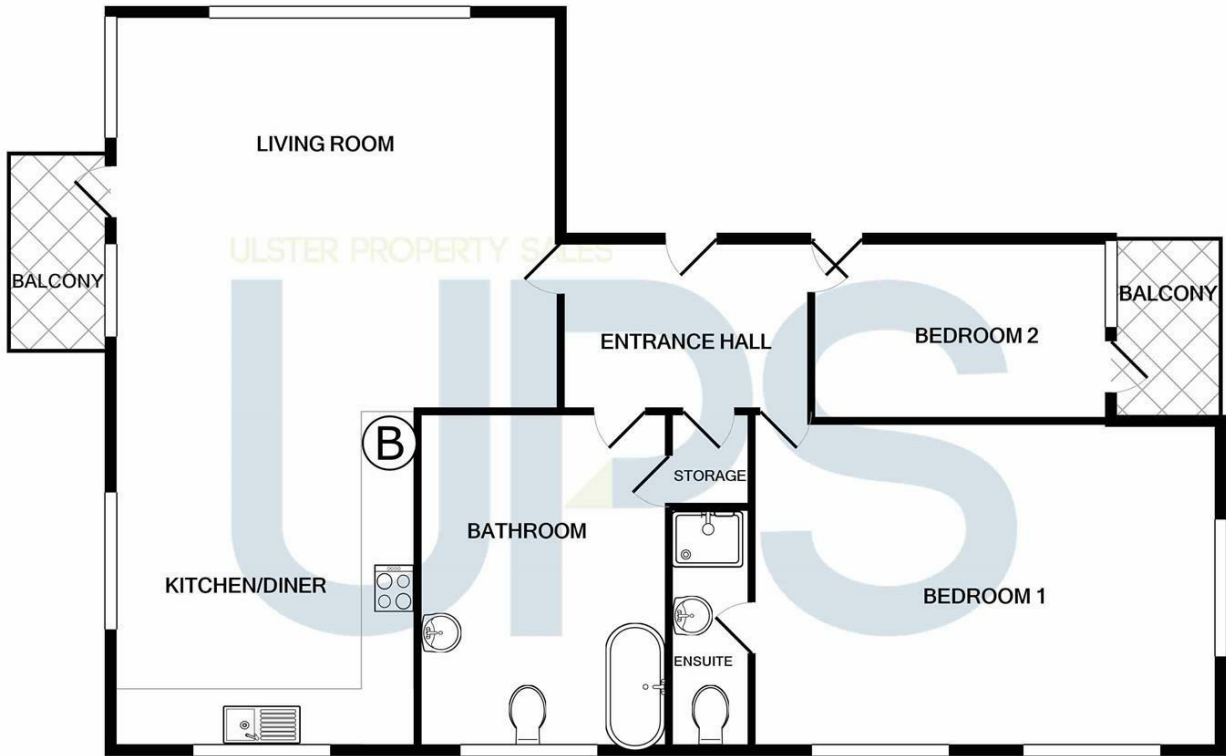


Gated development. Balcony off living room.

## CAR PARKING

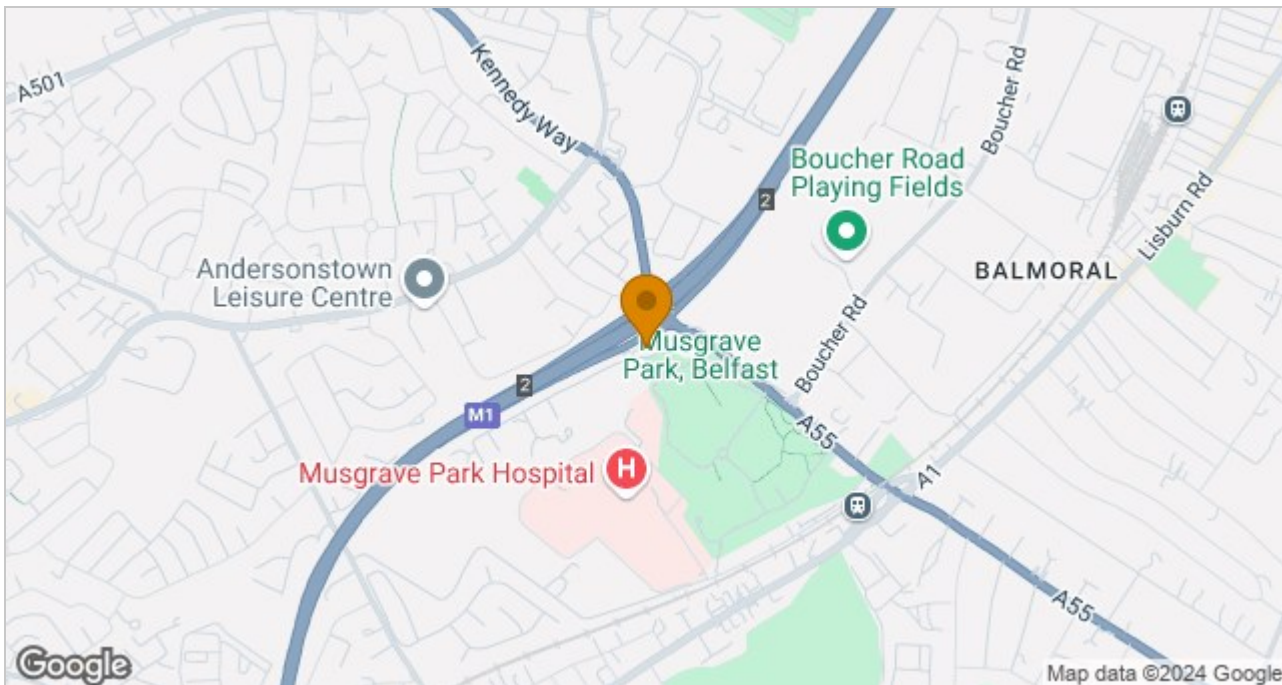
Secure car parking and visitor parking.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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