

## 36b Station Road, Belfast, BT4 1RF

### £945 Per month

- Well presented duplex apartment in period listed building
- Bright spacious lounge with open fire and feature bay window
  - Fully fitted kitchen with appliances
  - Two double bedrooms
- Modern shower room with three piece suite
- Gas fired central heating with new boiler
  - Unfurnished
  - Available immediately
- Located in the heart of Sydenham within walking distance to a range of amenities

## Communal Entrance Hall

Hardwood front door

## Entrance Hall

Solid wood flooring. Storage cupboard with gas boiler.

Lounge 16'07" x 13'08" (5.05m x 4.17m )

into bay window.

Feature fireplace with cast iron inset. Solid wood floor.

Kitchen 13'06" x 10'02" (4.11m x 3.10m)

Range of high and low level units, stainless steel sink with drainer and chrome mixer tap, cooker, integrated fridge/freezer, washing machine & dishwasher. Tiled floor and part tiled walls.

## Rear Hallway

Access to communal garden.

## Upstairs Landing

Bedroom 1 13'08" x 11'01" (4.17m x 3.38m )

Wooden flooring. Access to shower room.

Bedroom 2 13'05" x 10'06" (4.09m x 3.20m)

Mirrored slide robes, built in storage and wooden flooring.

Shower Room 9'06" x 5'06" (2.90m x 1.68m)

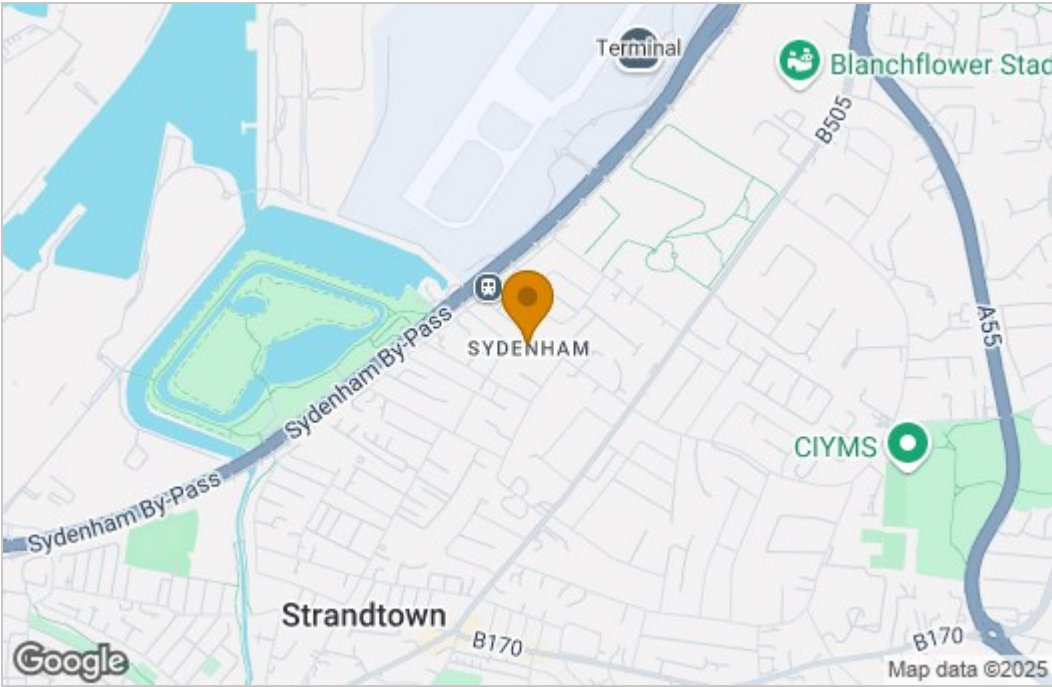
Modern shower room with a three piece suite comprising low flush WC, wash hand basin with chrome mixer tap, double shower unit with thermostatically controlled shower and rainfall shower head. Towel radiator. Extractor fan. Tiled floor and fully tiled walls.

## Outside

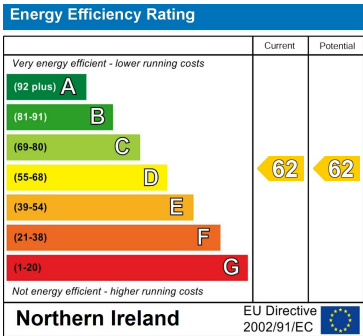
Communal garden.



Area Map



Energy Efficiency Graph



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