

Flat 2, 16 Hughenden Avenue , Belfast, BT15 5DB

**Offers In The Region Of
£119,950**

Spacious First Floor Apartment With Low Maintenance Gardens.

A rare opportunity to purchase a spacious "own door access" apartment within this much admired location. The spacious interior comprises 2 bedrooms, spacious lounge into bay, fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, and driveway parking.

Own doors access, low maintenance gardens all in this highly regarded Antrim Road Avenue only a short commute to the City combines to make this a superb opportunity and ideal investment - Early viewing strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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, Belfast, BT15 5DB



- Spacious First Floor Apartment
- Fitted Kitchen With Dining
- Classic White Bathroom Suite
- 2 Double Bedrooms
- Gas Central Heating
- Low Maintenance Gardens
- Spacious Lounge Into Bay
- Upvc Double Glazed Windows
- Driveway Parking

Entrance Porch

Hardwood entrance door, external lighting, stairs to first floor.

Lounge

15'7" x 14'1" into bay (4.75 x 4.31 into bay)
Picture rail, double panelled radiator.

Kitchen With Dining

14'1" x 11'11" (4.30 x 3.65)
Single drainer stainless steel sink unit, range of high and low level units, formica worktops, free standing cooker, stainless

steel extractor, fridge freezer space, plumbed for washing machine, gas boiler, panelled radiator, Lvf flooring.

Bathroom

Fully tiled modern white suite comprising panelled bath with telephone handset shower, vanity unit, fully tiled walls, ceramic tiled floor, panelled radiator.

Separate WC

Low flush WC, exposed timber floor, panelled radiator, partially tiled walls.

Bedroom

13'11" x 12'1" (4.26 x 3.69)
Picture rail, built-in storage, panelled radiator.

Bedroom

10'2" x 9'6" (3.10 x 2.91)
Picture rail, panelled radiator.

Outside

Driveway parking, low maintenance communal gardens in artificial grass and shrubs.



Directions



Floor Plan



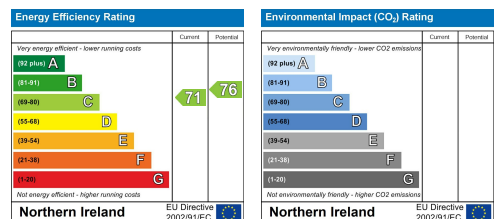
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Total Area: 68.3 m² ... 735 ft²

All measurements are approximate and for display purposes only

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