

Flat 1, 16 Hughenden Avenue , Belfast, BT15 5DB

**Offers In The Region Of
£138,500**

Superb Ground Floor Apartment With Private Low Maintenance Gardens & Garage.

A rare opportunity to purchase a spacious "own door access" ground floor apartment within this much admired location. The spacious interior comprises 2 bedrooms, master with en-suite bathroom, 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 and garage combines with this highly regarded location to make this a unique 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		61	71
EU Directive 2002/91/EC			

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- Superb Ground Floor Apartment
- 2 Bedrooms, Master With En-Suite
- Spacious Lounge Into Bay
- Fitted Kitchen With Dining
- Gas Central Heating
- Upvc Double Glazed Windows
- Classic White Bathroom Suite
- Low Maintenance Gardens
- Driveway Parking & Detached Garage

Entrance Porch

Hardwood double doors, built-in storage, Lvf flooring.

Entrance Hall

Lvf flooring, panelled radiator.

Lounge

17'1" x 13'7" into bay (5.21 x 4.15 into bay)

Exposed timber flooring, picture rail, fireplace with wooden surround, double panelled radiator.

Fitted Kitchen

14'2" x 12'1" (4.33 x 3.70)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing cooker, fridge freezer space, plumbed for washing machine, picture rail, ceramic tiled floor.

Rear Lobby

Hardwood door to rear. ceramic tiled floor.

Bedroom

13'5" x 9'10" at widest (4.10 x 3.01 at widest)
Ceramic tiled floor, panelled radiator, double aspect windows.

En-Suite

Classic white suite comprising panelled bath with telephone handset shower, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

14'11" x 13'2" into bay (4.55 x 4.03 into bay)
Exposed timber floor, picture rail, fireplace with slate hearth, double panelled radiator.

Bathroom

Modern white suite comprising fully tiled shower cubicle, thermostatically controlled shower unit, vanity unit, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

Garage

Up and over door.

Outside

Tarmac driveway parking, low maintenance communal gardens in timber decking and artificial grass. Outside water tap.



Directions



Floor Plan



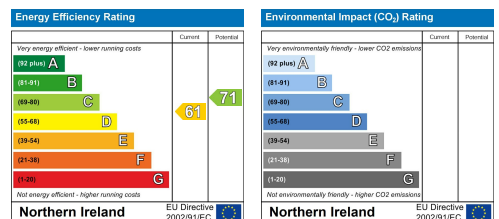
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Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only

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