

## 5B Heath Lodge Avenue , Belfast, BT13 3WH

**Offers Around £125,000**

Superb Ground Floor Apartment Holding A Prime Position Within This Much Admired Residential Development

A spacious ground floor apartment situated within this exceptionally popular development. The interior comprises 2 bedrooms, lounge with open plan fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, intercom entry and is ideally suited to the investor first time buyer or downsizer alike. Secure remote entry gated car parking and access to a rear communal areas makes this a property not to be missed.

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			
		76	78
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 5B Heath Lodge Avenue

, Belfast, BT13 3WH



- Superb Ground Floor Apartment
- Upvc Double Glazed Windows
- Secure Gated Carparking
- 2 Bedrooms Spacious Lounge
- Gas Central Heating
- Modern Fitted Kitchen
- Ever Popular Development
- Classic White Bathroom

## Communal Entrance Hall

Intercom entry access to carparking to rear.

## Entrance Hall

## Lounge

21'5" x 12'9" (6.53 x 3.89)

2 panelled radiators, intercom entry, wood laminate floor.

## Dining Area

## Kitchen

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, built-under oven and gas hob,

integrated extractor fan,

plumbed for washing machine, fridge/freezer space, concealed gas boiler, ceramic tiled floor.

Remote entry ample

carparking, access to rear.

## Bedroom

13'1" x 10'2" (3.99 x 3.10)

Built-in robe, wood laminate floor, panelled radiator

## Bedroom

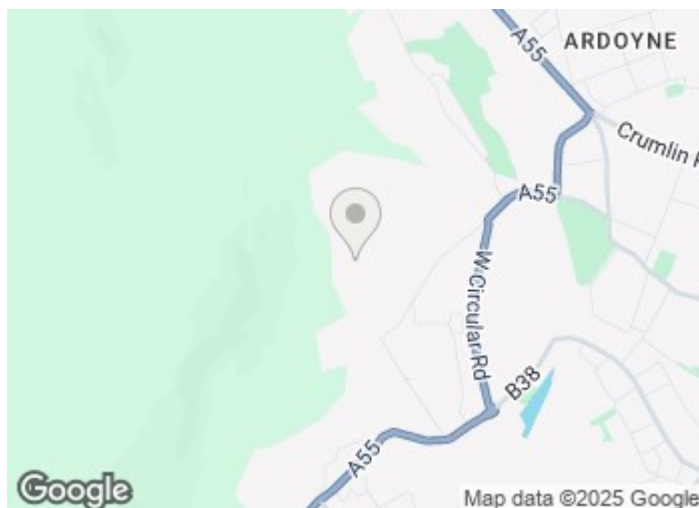
13'3" x 10'11" (4.04 x 3.33)

Wood laminate floor, panelled radiator.

## Communal Grounds

In lawn

## Gated Carparking



## Directions



# Floor Plan

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.

