

## 51 Kansas Avenue Flats , Belfast, BT15 5AY

**Offers In The Region Of  
£124,950**

A Truly Stunning Apartment Beautifully Presented And Modernised To An Exceptional Standard

Probably the pick of the bunch within this apartment development and perfectly positioned, with open aspect to front, within a cul de sac location. Inside the generously proportioned accommodation comprises spacious lounge, 2 bedrooms, luxury fitted kitchen with balcony off and modern white bathroom suite with separate WC. The apartment further offers Upvc double glazed windows, gas central heating, extensive range of built-in wardrobes and slider robes to both bedrooms, excellent storage space and benefits from extensive use of wood laminate and ceramic floor coverings. Excellent carparking within a cul de sac location with minimal maintenance charges currently set at £30 per month makes this an opportunity 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 51 Kansas Avenue Flats

, Belfast, BT15 5AY



- Stunning First Floor Apartment
- Modern White Bathroom
- Extensive Range Of Built-in Wardrobes
- Highest Presentation.
- 2 Bedrooms Spacious Lounge
- Gas Central Heating
- Balcony With Views Over The Antrim Road
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Cul De Sac Position

## Communal Entrance Hall

Intercom entry.

## Entrance Hall

Composite entrance door, twin storage cupboards, panelled radiator, ceramic tiled floor.

## Lounge

14'4" x 12'10" (4.38 x 3.92)

Attractive fireplace, wood laminate floor, feature radiator, Upvc double glazed door.

## Kitchen

13'1" x 8'11" (3.99 x 2.73)

Single drainer stainless stainless sink unit, extensive range of high and low level units, formica

worktops, cooker space, glass extractor fan, fridge/freezer space, plumbed for a washing machine, tumble dryer space, partly tiled walls, breakfast bar, concealed gas boiler, upvc double glazed rear door.

## Balcony

Ceramic tiled floor.

## Bathroom

Modern white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, vanity unit, fully tiled walls, recessed lighting ,ceramic tiled floor, feature radiator, pvc ceiling, recessed lighting.

## Separate Wc

Modern white suite comprising low flush wc, feature radiator, fully tiled walls, ceramic tiled floor.

## Bedroom

13'2" x 12'8" (4.03 x 3.88)

Range of built-in mirrored slider robes, double panelled radiator

## Bedroom

10'1" x 10'1" (3.09 x 3.08)

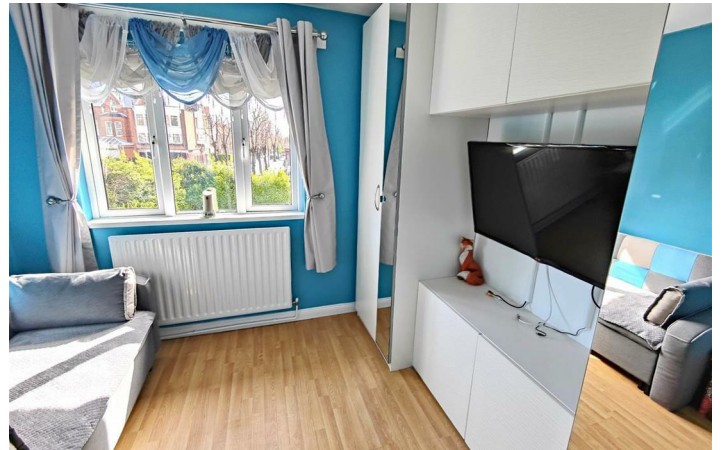
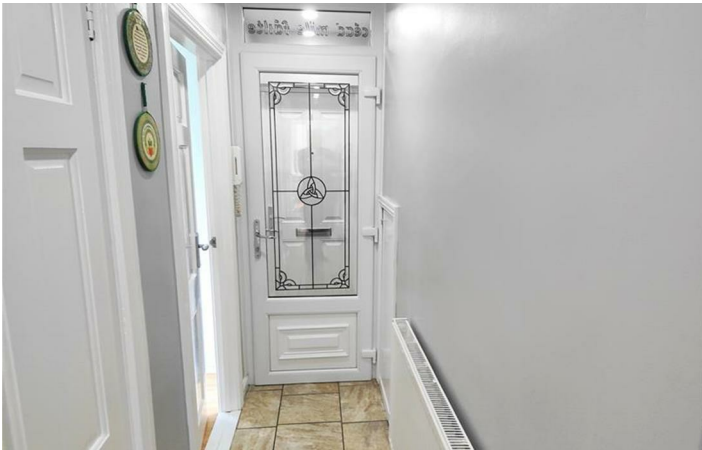
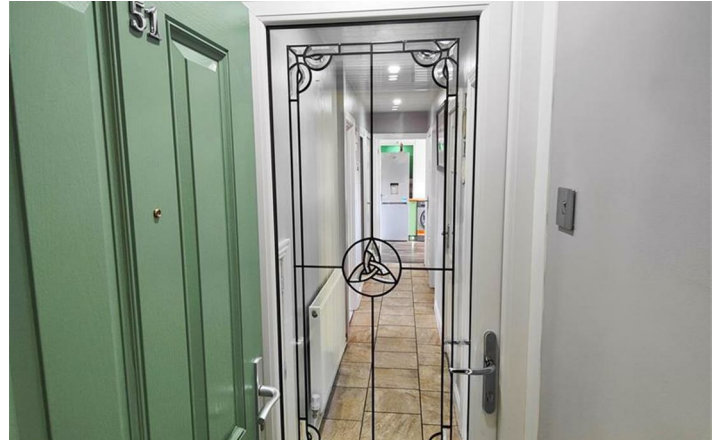
extensive range of built-in robes cupboards above, panelled radiator , wood laminate floor.

## Outside

Communal Gardens, garden store.



## Directions



# Floor Plan

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