



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Apartment 9, 14 Burghley Mews,
Belfast,
County Antrim, BT5

Asking Price: £189,950

 **Reeds Rains**

reedsrains.co.uk

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Asking Price: £189,950

EPC Rating: C

Ideally positioned within this highly regarded development is this beautifully appointed penthouse apartment.

Internally this fine apartment offers bright accommodation comprising two generous bedrooms master with ensuite shower room, bathroom with modern white suite and spacious lounge with dining area open plan to modern fitted kitchen. Externally there is secured gated basement car parking, with a designated car parking space and well maintained low maintenance communal gardens.

This sought after development is only a short stroll from the many day to day amenities at Cherryvalley and Kings Square. The increasingly popular Eastpoint entertainment village, David Lloyd leisure, the Comber greenway and public transport links for city commuting are all easily accessible.

Properties within this development have a proven track record for creating strong demand, in order to appreciate the many quality attributes on offer, early viewing is strongly recommended to avoid disappointment.

Accommodation

Stairs and lift to top floor.

Large walk in store on landing area.

Apartment front door, entrance porch, solid wooden floor. Inner front door to entrance hall, solid wooden floor, built in store, access to roof space.

Bright Lounge Open Plan To Modern Fitted Kitchen

18'7" x 12'7" (5.66m x 3.84m)

Solid wooden floor, dual aspect.

Bowl and one half stainless steel sink unit with mixer taps, excellent range of high and low level units with granite work surfaces, tiled splash back, concealed lighting, ceramic tiled floor to kitchen, stainless steel built in oven and four ring gas hob, stainless steel chimney extractor fan, wine rack, integrated dishwasher, recessed spotlights,

Master Bedroom

12'6" x 9'7" (3.8m x 2.92m)

Ensuite Shower Room With Modern White Suite

Fully tiled built in shower cubicle with thermostatically controlled shower, pedestal wash hand basin with mixer taps and tiled splash back, mirror above with light, dual flush close coupled WC, ceramic tiled floor, recessed spotlights, chrome heated towel rail.

Bedroom Two

11'1" (3.38) into robe x 9'5" (2.87)

Excellent range of wall to wall built in robes with mirrored sliding doors

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, dual flush close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, chrome heated towel rail, recessed spotlights.

Outside

Secured gated basement car parking, with designated car parking space.

Communal surface visitors car parking.

Communal gardens in shrubs and flowerbeds.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.