

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

McGEOWN

 PROPERTY SALES
  LETTINGS
  MANAGEMENT

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Apartment 4, 96 Balmoral Avenue, Belfast BT9 6NY

Offers Around £275,000

**Viewings Strictly by Appointment
with Sole Agents.**

This first floor two bedroom apartment is situated off Balmoral Avenue in exclusive development in South Belfast. This bright well presented accommodation comprises of entrance hall, spacious open plan living dining room through to kitchen, two bedrooms master with ensuite shower room and main bathroom. All benefiting from gas fired central heating and double glazed sash windows.

Conveniently located close to a host of amenities in the surrounding area including shops, bars, restaurants, public transport, leading primary and grammar schools and the amenities of the Lisburn Road. Shaw's Bridge and other recreational facilities are also within walking distance.

This property will be popular and appeal to a range of buyers including first time buyers and investors alike so we recommend early viewing.

MCGEOWN



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Property Features

- Bright Spacious First Floor Apartment
- Open Plan Living Dining Room
- Fitted Kitchen with a Range of Appliances
- Two Bedrooms, Master with Ensuite Shower Room
- Separate Modern White Bathroom
- Double Glazed Sash Windows Throughout
- Gas Fired Central Heating
- Allocated Car Parking Space and Private Outside Storage Unit
- Popular and Convenient Location close to a Wide Range of Amenities

Communal Entrance Hall:

Lift and stairs access. Ceramic tiled floor.

First Floor

Hardwood Entrance Door

Entrance Hall :

Tiled floor. Walk in storage cupboard. Cornice ceiling.

Open Plan Living Dining Kitchen:

8.66m (28'5) x 4.72m (15'6)
 Feature fireplace with Gas fire. Oak Flooring. Recessed spotlights. Cornice ceiling.
 Range of oak high and low level units with granite worktop surfaces. Gas four ring hob and electric oven over extractor canopy. Stainless steel sink unit with taps. Integrated Fridge/freezer. Dishwasher and washer dryer. Gas wall mounted boiler. Part tiled walls and tiled flooring.

Bathroom:

White suite comprising of Jacuzzi bath with telephone handheld shower. Vanity wash hand basin. Low flush WC. Chrome heated towel rail. Partially tiled walls with tiled floors and extractor fan.

Master Bedroom:

4.65m (15'3) x 3.28m (10'9)
 Triple built in mirrored robes.

Ensuite Shower Room:

Fully tiled shower cubical with thermostatically controlled shower. Vanity wash hand basin, low flush WC. Chrome heated towel rail, extractor fan and tiled floor.

Bedroom Two:

3.81m (12'6) x 2.84m (9'4)
 Triple built in mirrored robes.



Outside:

Allocated car parking space to rear and additional visitor parking. Private allocated storage unit to rear and private bin area.

Management Company:

Dalzell Property & Facilities Management
Service charge - £383.50 paid quarterly.

Viewings:

By appointment only with the sole Selling Agent, Danny McGeown, McGeown Estate Agents.

Location:

Balmoral Avenue is situated in South Belfast between the Lisburn Road and Malone Road.

Rates Payable:

£1220.40 per annum approx.