



30 Grays Park Drive, Belvoir Park, Belfast, BT8 7QF

Asking Price £89,950

Grays Park Drive is a quiet cul-de-sac positioned just off the Milltown Road on the outskirts of Belvoir Estate. Within walking distance of your front door you will find all your daily needs are met, with an excellent selection of public transport links, shopping facilities, such as Tesco Newtownbreda & Forestside and a selection of primary and post primary schools nearby. For the more active members of the family there is a selection of play parks and sporting facilities close at hand, as well as open green areas, Belvoir Forest and the Tow Path, which are perfect for leisurely walks.

The accommodation itself is a light and bright two bedroom apartment with a generous sized lounge, spacious kitchen with dining area and contemporary white bathroom suite complete with thermostatic Aqualisa shower. Unlike many apartments in Belvoir, you also have your own private front door along with entrance hall, staircase and landing, thus making the apartment feel much more spacious. In addition, the property also benefits from gas fired central heating, double glazing and a spacious enclosed rear garden, complete with a brick outhouse with power and lighting.

With the apartment having recently been decorated and having had a new consumer unit fitted, this property will make a fantastic first time purchase and/or investment, with nothing to do for the new home owner except for adding their own personal touches!

- Spacious First Floor Apartment
- Generous Sized Lounge
- Contemporary White Bathroom Suite
- Double Glazed
- Additional Outhouse storage with Power and Lighting
- Two Double Bedrooms
- Modern Fitted Kitchen with Dining Area
- Gas Fired Central Heating
- Enclosed Rear Garden
- Quiet Cul-de-Sac setting

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <small>Key: energy efficient - lower running costs</small> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Entrance Hall



Glazed hardwood front door and surround opens onto entrance hall.

Landing



Spacious landing with access to loft space providing additional storage.

Lounge 12'11" x 10'11" (3.96m x 3.35m)



Bright and spacious lounge with laminate flooring, three double sockets and one single socket.

Modern Fitted Kitchen 14'0" x 10'0" (4.27m x 3.05m)



Modern fitted beech shaker style kitchen with a selection of upper and lower level units and built-in shelving complete with laminate worktops, stainless steel sink and drainer, integrated electric oven with ceramic hob, stainless steel overhead extractor fan and under counter dishwasher. Plumbed for washing machine and fitted with four double and one single socket . Tile effect vinyl flooring.

Dining Area



Bedroom 1 10'11" x 10'0" (3.35m x 3.05m)



Spacious double bedroom with carpet flooring and two double sockets.

Bedroom 2 10'11" x 8'11" (3.35m x 2.74m)



Double bedroom with carpet flooring and two double sockets and one single socket. Built in storage cupboard housing gas boiler.

Contemporary White Bathroom Suite 8'0" x 4'11" (2.44m x 1.52m)



Contemporary white bathroom suite comprising of low flush w.c, square sink basin with stainless steel mixer taps and soft close drawer vanity, oval panelled bath with stainless steel mixer taps, newly installed thermostatic Aqualisa shower and multi-panel wall surround. Vinyl flooring and LED downlights.

Enclosed Rear Garden



Enclosed rear garden bordered by timber fencing complete with brick outhouse complete with power and lighting. Additional under stair storage area.

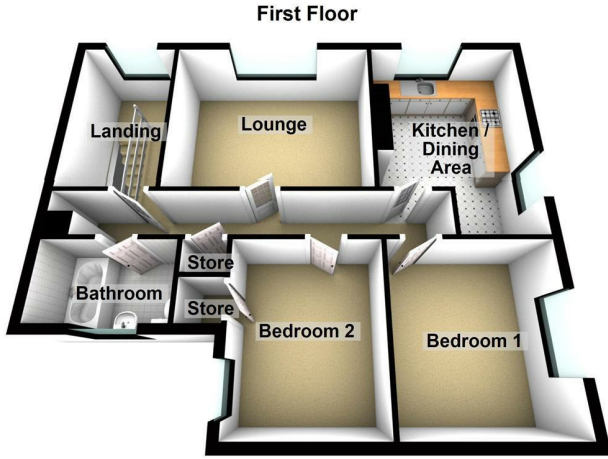
Maintenance Fees

The property is currently managed by NIHE and their management fees are currently charged at £27.99 per month.

Rates currently charged at £565.17 per annum

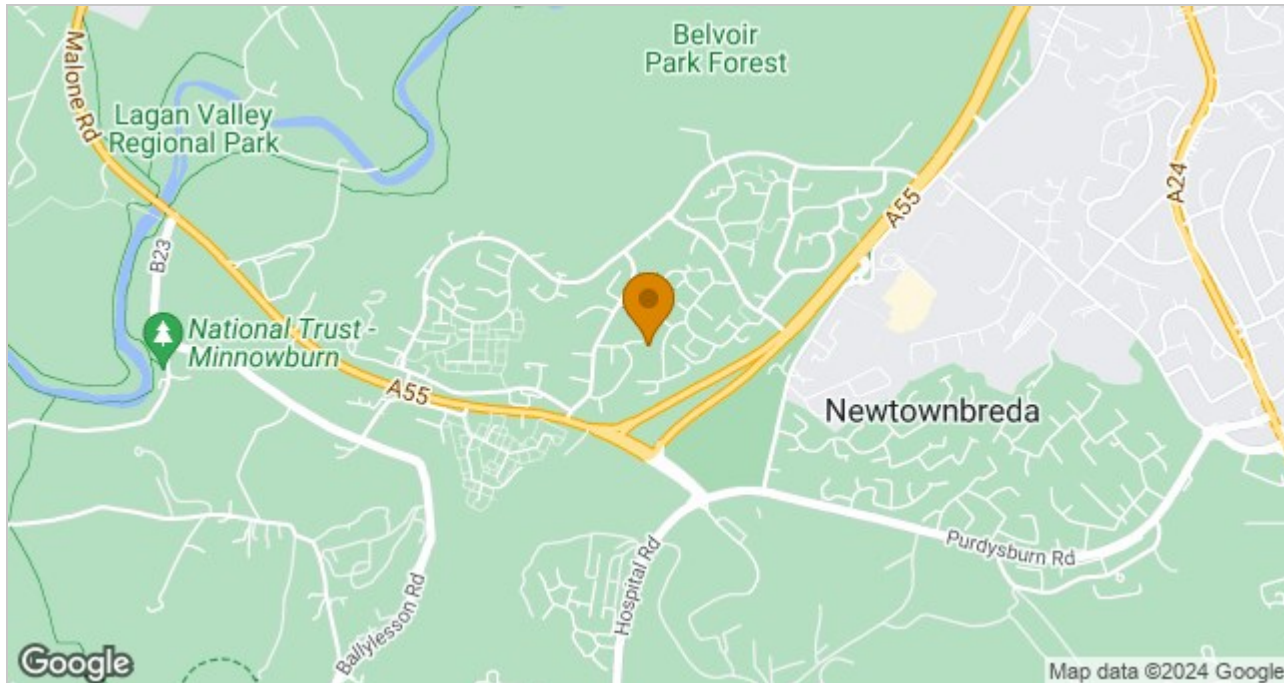
Please note that this apartment has over 103 years remaining on its lease.

Floor Plan



floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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