



7a Windsor Manor Windsor Avenue, Belfast, BT9 6EE

Price Guide £175,000

This two bedroom first floor apartment is suitable for a range of purchasers including first time buyers, investors, downsizers or parents looking a safe & secure location for children attending college or university in Belfast. Windsor Manor is a purpose built apartment complex situated off Windsor Avenue, which runs parallel with the Malone and Lisburn Road. The bright and spacious apartment comprises open plan living / dining, separate kitchen, two double bedrooms and shower room. Gas fired central heating and double glazing are both in place. Within walking distance to the shops, cafes & restaurants of the Lisburn Road, early viewing is advised.

- A Well Presented Apartment In A Most Convenient Location
- Spacious Living Room With Feature Fireplace
- Contemporary Shower Room
- Ideal For A Range Of Prospective Purchasers
- Two Good Sized Bedrooms
- Well Equipped Kitchen
- Gas Fired Central Heating / Double Glazing
- Walking Distance To A Host Of Amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	67	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Stairs to Apt 7a.

ENTRANCE

PVC front door.

RECEPTION HALL

Laminate wood floor. Storage off hallway.

LIVING ROOM 18'0" x 14'9" (5.5 x 4.5)



Laminate wood floor, attractive fireplace.

KITCHEN 11'1" x 8'2" (3.4 x 2.5)



Excellent range of high and low level units, integrated oven with 4 ring gas hob, stainless steel extractor fan, 1.5 stainless steel sink unit with drainer & mixer tap, plumbed for washing machine & dishwasher.

BEDROOM ONE 12'1" x 10'9" (3.7 x 3.3)



Laminate wood floor.

BEDROOM TWO 10'5" x 7'6" (3.2 x 2.3)



Built in robe.

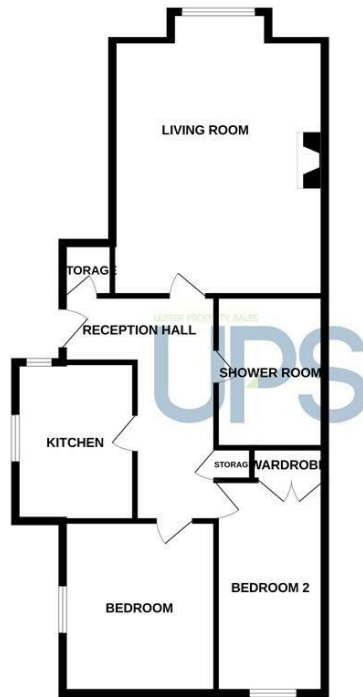
SHOWER ROOM



Contemporary white suite comprising low flush W.C, wash hand basin with vanity unit below, fully tiled walls, ceramic tiled floor, wall mounted chrome radiator.

Floor Plan

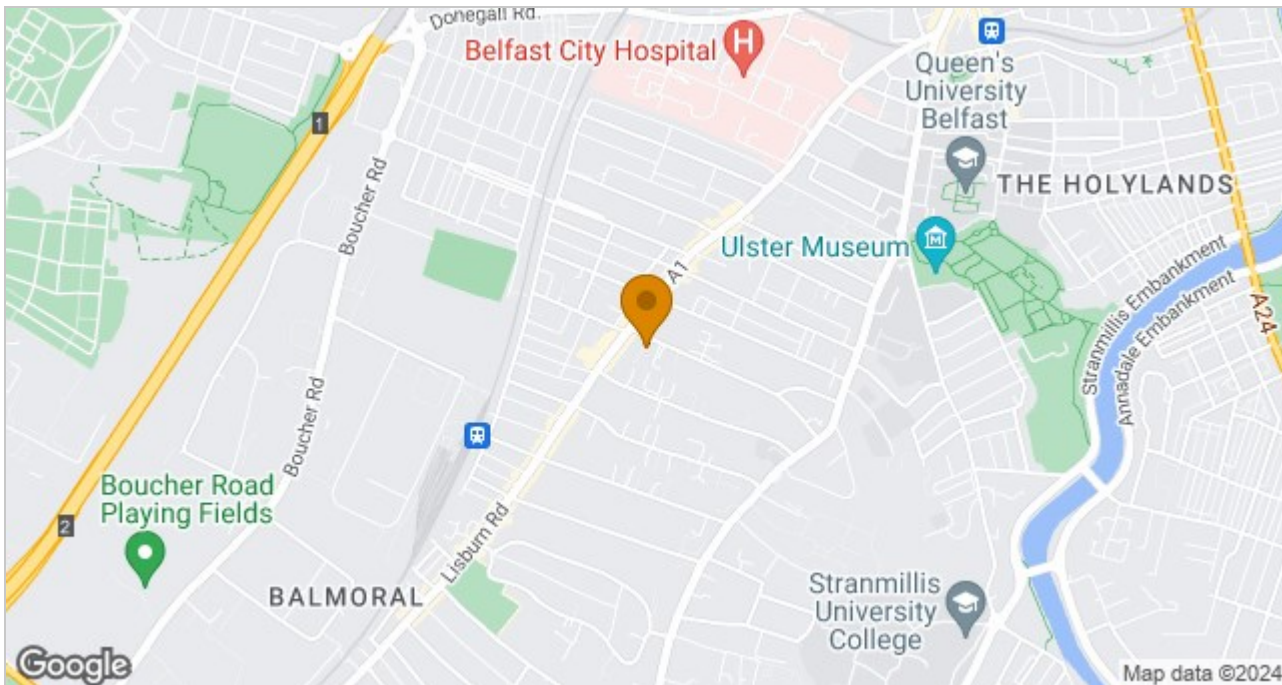
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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