



APT 5 1A FRUITHILL PARK, ANDERSONSTOWN, BELFAST, BT11 8GD

Fruithill Park is one of West Belfast's finest and most sought-after residential locations. This remarkable penthouse apartment, positioned in this small, private, and gated development of only six apartments with beautiful, well-maintained, and ample communal gardens, is an exclusive opportunity and extends to an impressive 748 sq ft, together with excellent transport links literally on its doorstep, which include bus, taxi, and the Glider service!

The property is offered for sale chain-free and benefits from a higher-than-average energy rating (EPC C-75). It is a very rare opportunity, and the accommodation is briefly outlined below.

There are two good-sized bedrooms: the principal bedroom with a private en-suite shower room and an additional white bathroom suite with a separate shower cubicle, as well as an eye-catching, large living room with a private balcony and access to a sizeable, separate fitted kitchen.

In addition, gas-fired central heating and Upvc double glazing, as well as access to the roof space providing storage, complement this superior, luxury apartment further.

The Kennedy Centre with all its shops and services is within walking distance, as are Lidl and the Westwood shopping centre/Asda, not to mention the abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, beautiful parklands, and so much more!

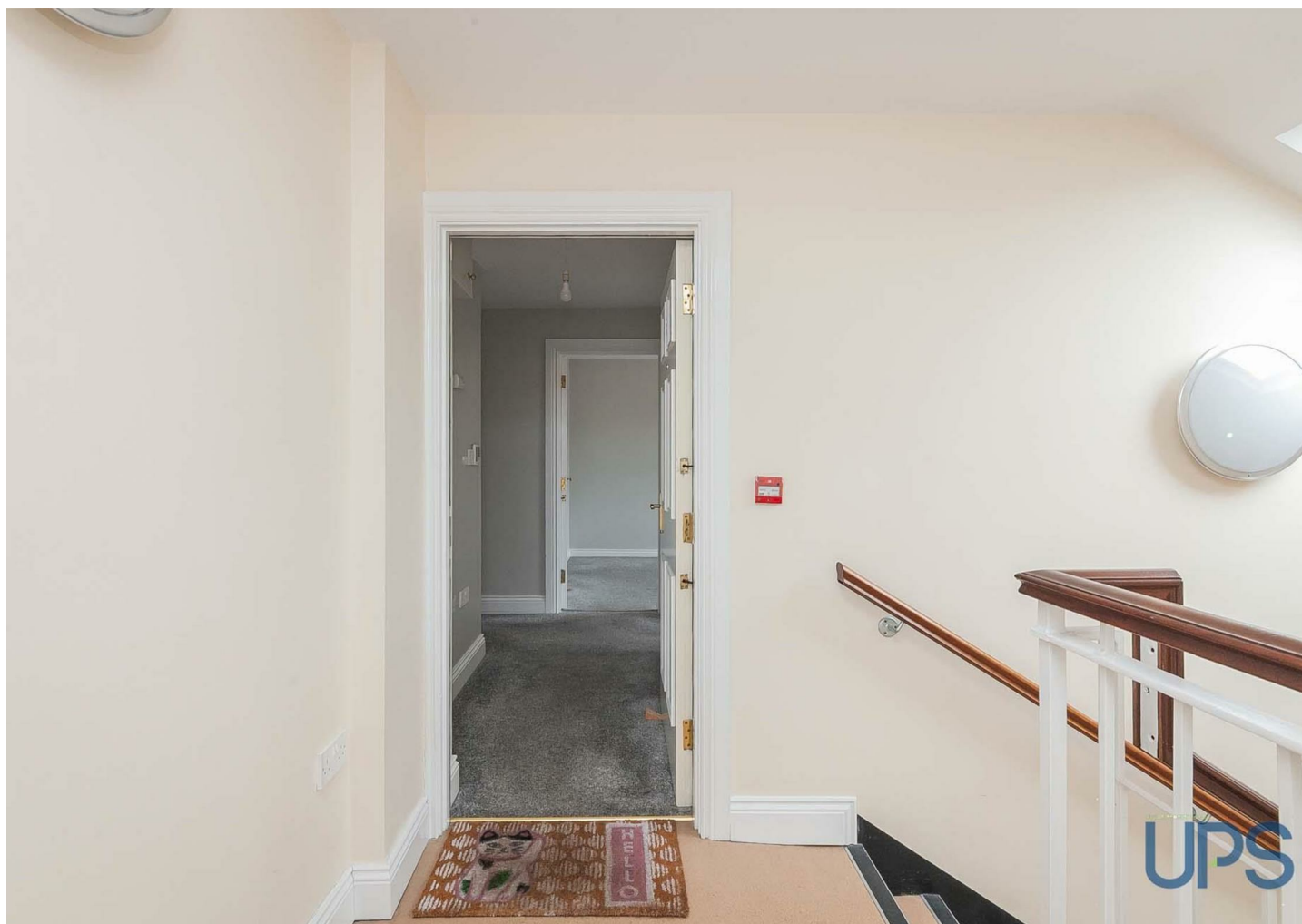
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

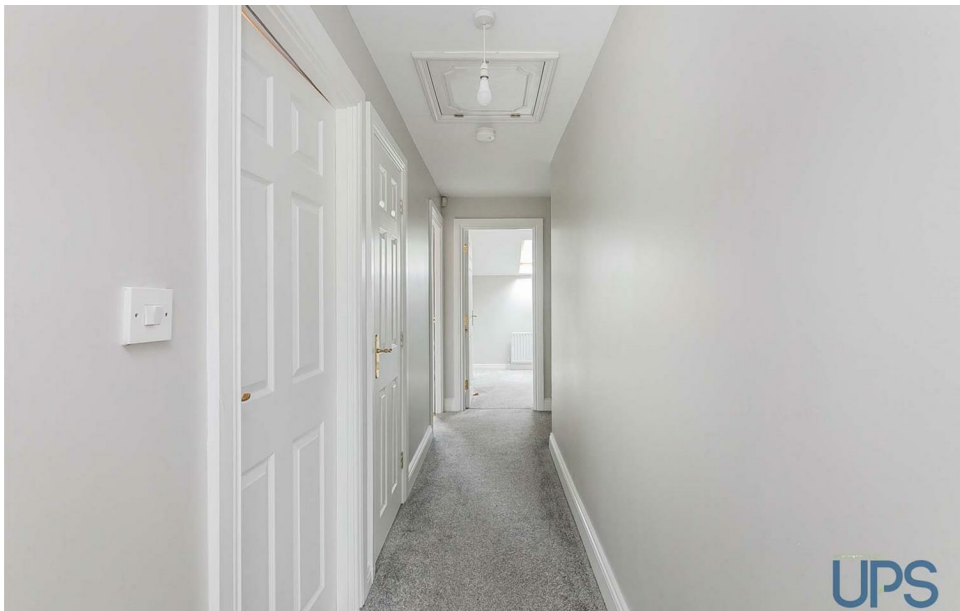
OFFERS OVER £139,950

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Key Features

- Exclusive and private gated development offering secure living within this small complex of only six apartments.
- Two bedrooms, principal bedroom with a private en-suite shower room.
- Separate, fitted kitchen with dining space.
- Gas-fired central heating, Upvc double glazing, and higher-than-average energy rating (EPC C-75)
- The city centre is within easy reach as is beautiful parklands and state-of-the-art leisure facilities.
- Perfectly set just off Fruithill Park, a preferred and highly sought-after residential location in walking distance to excellent transport links, along with the Glider service and an abundance of amenities in Andersonstown.
- Large living room with a private balcony and beautiful, elevated views.
- White bathroom suite with a separate shower cubicle.
- Offered for sale chain-free and close to the wider motorway network, arterial routes, and Boucher Road.
- Viewing strongly recommended for this unique opportunity.





GROUND FLOOR

Door entry intercom system, communal stairs to:

APARTMENT ENTRANCE

Hardwood front door to:

SPACIOUS HALLWAY

Storage cupboard.

LIVING ROOM

21'9 x 13'0

Lovely living room with feature double doors to private balcony with beautiful views.

SEPARATE FITTED

KITCHEN

11'2 x 9'3

Range of high and low level units, single drainer stainless steel sink unit, built-in 4 ring hob, stainless steel extractor fan, under unit lighting, partially tiled walls and tiled floor.

MASTER BEDROOM 1

12'8 x 9'4

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin with mixertaps, chrome effect sanitary ware, beautiful tiled walls and floor, extractor fan.

BEDROOM 2

8'11 x 8'0

Velux window.

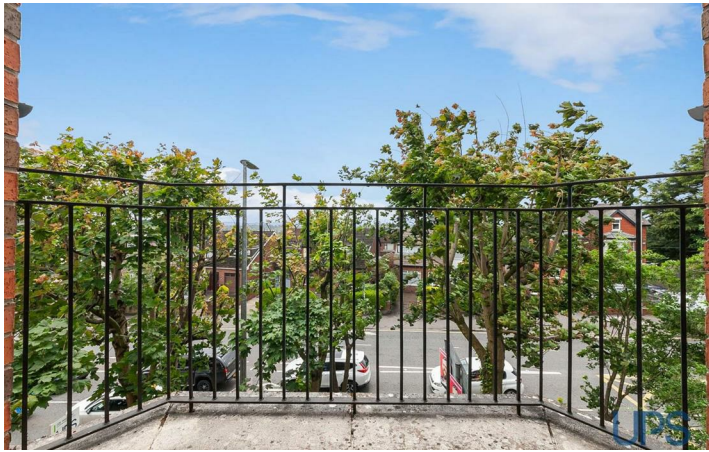
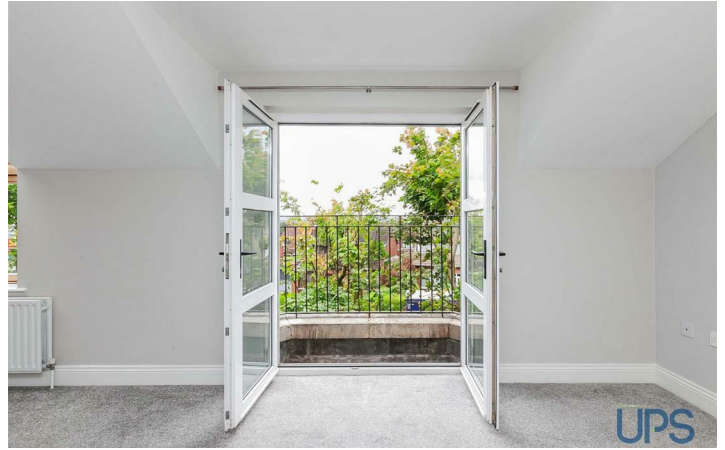
WHITE BATHROOM SUITE

Bath with mixertaps, telephone hand shower, low flush w.c, pedestal wash hand basin, separate shower cubicle, thermostatically controlled shower unit, chrome effect sanitary ware, extractor fan, partially tiled walls.

OUTSIDE

Approached via remote controlled electric gates to carparking and extensive, well maintained gardens.

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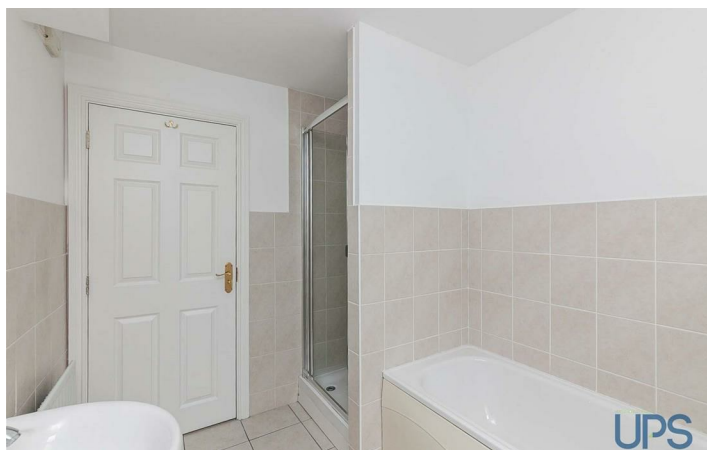








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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Dean on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16823801

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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