



**ALEXANDRA
PARK AVENUE**

CGI shown for illustration purposes only

THE ABBOTT

3 BED SEMI DETACHED | c. 920 sq ft / 85.4 sq m approx

Site 12 The Abbott, Alexandra Park Avenue, Belfast, BT15 3ER

Offers Around £224,950

EPC Rating



GROUND FLOOR

Entrance Hall with separate WC
Lounge ft 12'5" x 11'9" m 3.80 x 3.60
Kitchen | Dining ft 15'9" x 9'4" m 4.83 x 2.84
Utility ft 4'8" x 2'10" m 1.45 x 0.90

FIRST FLOOR

Principal Bedroom ft 12'5" x 9'10" m 3.80 x 3.03
Dressing ft 5'9" x 5'6" m 1.80 x 1.70
Bedroom 2 ft 11'3" x 9'1" m 3.44 x 2.75
Bedroom 3 ft 9'4" x 6'5" m 2.84 x 1.98
Bedroom 3 ft 11'2" x 5'6" m 3.39 x 1.70
Bathroom

Floor plans are not to scale and all dimensions are approximate

ALEXANDRA
PARK AVENUE

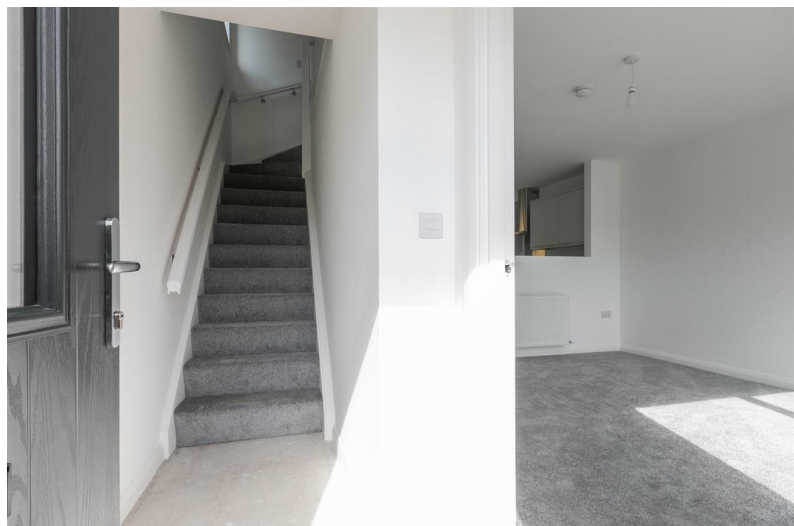
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COLIN
GRAHAM
RESIDENTIAL
028 90 832 832
colingrahamresidential.com

pinpoint.
028 9068 2777
pinpointproperty.com

BlueHouse
Development
bluehousedev.com





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

LOUNGE 12'5" x 11'9"

FURNISHED CLOAKROOM

KITCHEN / DINING 15'10" x 9'3"

UTILITY ROOM 4'9" x 2'11"

FIRST FLOOR

LANDING

BEDROOM 1 12'5" x 9'11"

BEDROOM 2 11'3" x 9'0"

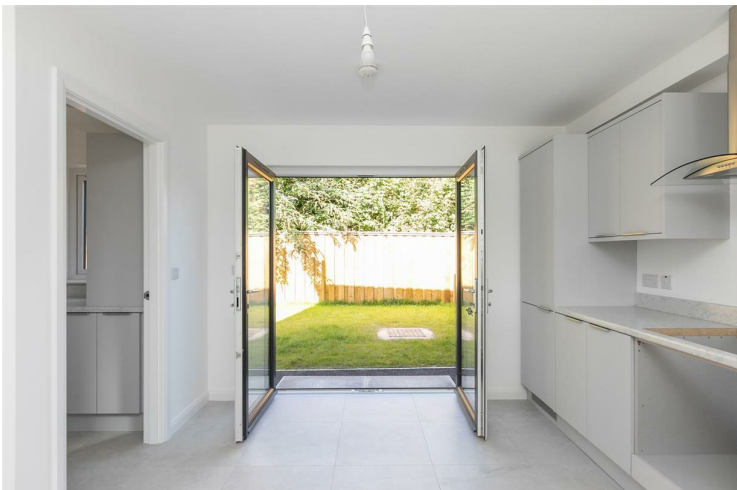


BEDROOM 3 9'3" x 6'5"

BATHROOM 11'1" x 5'6"

PLEASE NOTE

Images are examples of the finish and specification fitted to Site 14 Crosscollyer Street for illustration purposes only.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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