

simonBRIEN
RESIDENTIAL

12 Ashleigh Manor,
Belfast, BT9 6JY



Asking Price £185,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

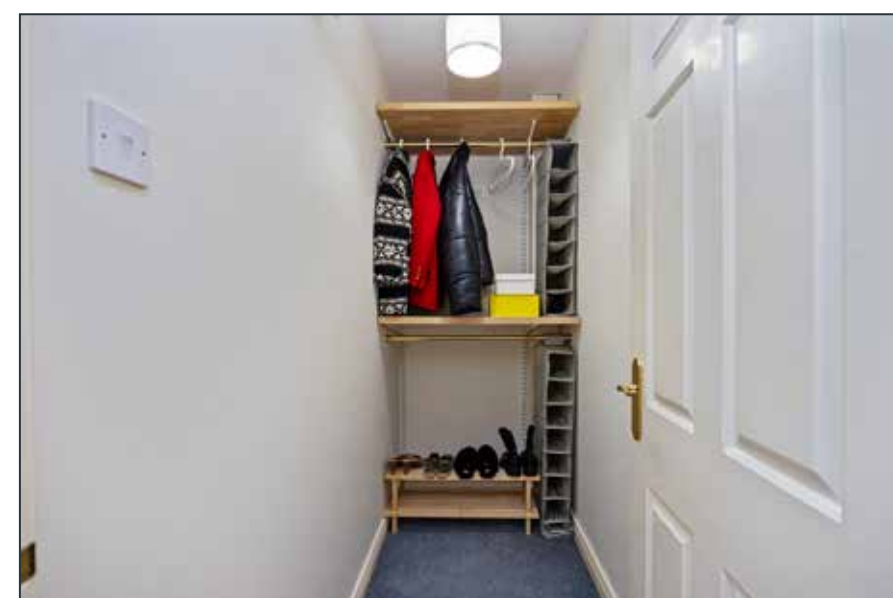
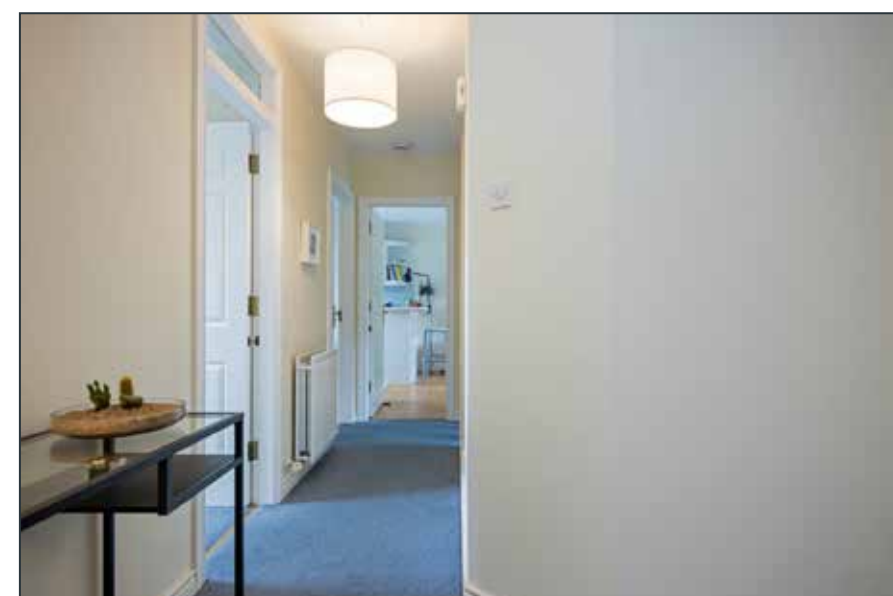
- Well appointed and presented second floor apartment which is both bright and private
- Mature development just off Windsor Avenue
- Open plan living/dining/kitchen with range of appliances
- Two bedrooms
- Bathroom in white suite
- Sunny South Facing Balcony
- Generous storage and floored roofspace accessed via Slingsby ladder
- Gas central heating
- Resident and visitor parking
- Minutes walking distance to the bustling Lisburn Road and university area
- Ideal for first time buyer or young professional
- Viewing by private appointment

SUMMARY

Ashleigh Manor is a popular and secluded development off the well established tree lined Windsor Avenue between the Lisburn and Malone Roads. The property is convenient to a wealth of local amenities, shops, schools, bars, restaurants, City Centre, Queens University and City Hospital.

The accommodation of this bright and private second floor apartment comprises of two bedrooms, spacious open plan living/dining/kitchen with range of appliances and bathroom in white suite. In addition the property has a balcony off the living room and generous storage including a fully floored roofspace.

Ideal for the first time buyer, young professional or downsizer viewing is by private appointment through our Lisburn Road Office 02890 668888.



ACCOMMODATION

GROUND FLOOR

Steps to 1st Floor

ENTRANCE HALL:

Hardwood door to Entrance Hall, stairs to

SECOND FLOOR

LANDING:

Generous cloaks cupboard and access to floored roofspace via Slingsby ladder.

KITCHEN/LIVING/DINING
22' 0" x 11' 5" (6.71m x 3.48m)

KITCHEN

High and low level units, inset sink, 4 ring hob, electric oven, integrated fridge freezer and washing machine, tiled floor.

LIVING/DINING

Wooden floor, access to sunny, South facing balcony.



BEDROOM (1):
11' 5" x 10' 2" (3.48m x 3.1m)



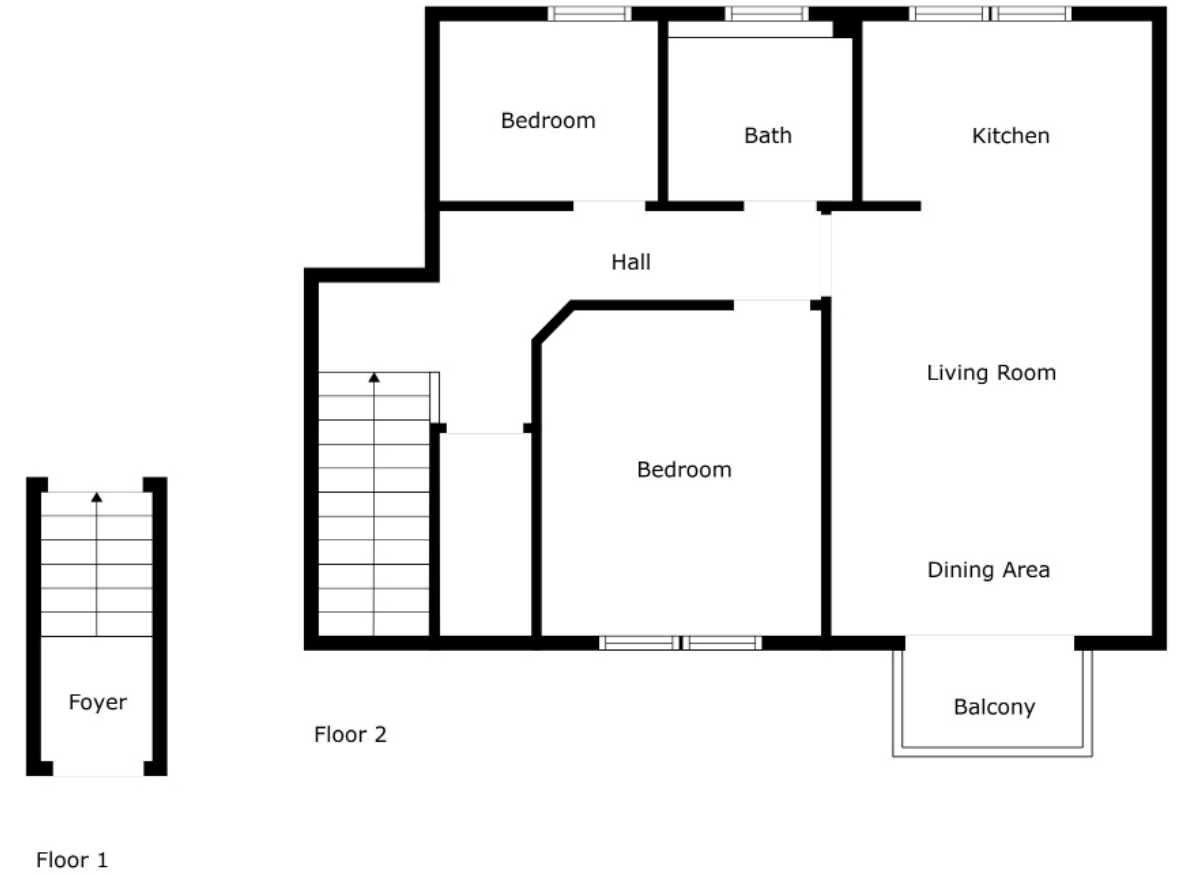
BEDROOM (2):
7' 8" x 6' 5" (2.34m x 1.96m)



BATHROOM:
White suite, panelled bath, mixer taps,
WC, wash hand basin.

OUTSIDE

Communal parking.



Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/AN



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