

17 Malton Rise, Belfast, BT9  
**Asking Price: £99,950**

 **Reeds Rains**

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Malton Rise, Belfast, BT9  
Asking Price: £99,950

EPC Rating: C

Superb Ground Floor Apartment.

### DESCRIPTION

An excellent opportunity to purchase a superb ground floor apartment conveniently located just off the Upper Malone Road.

The deceptively spacious apartment has been beautifully finished throughout and offers a spacious living room, an excellent kitchen with dining space, two generous bedrooms and a modern bathroom suite. Externally, there is a generous rear garden which belongs to the apartment, which has been laid in lawn, with plants, shrubs, and also has a decking area. The property further benefits from PVC double glazing and a gas fired central heating system

This property will be sure to appeal to the first time buyer, buy to let investor, or someone wishing to downsize. We would recommend early viewing to avoid disappointment.

### GROUND FLOOR

#### Entrance Hall

A spacious entrance hall with laminate flooring, PVC front door, and two large storage cupboards.

#### Living Room

15'7" x 10'4" (4.75m x 3.15m)

A bright living room with laminate flooring and outlook to the rear garden.

#### Kitchen

12'5" x 9'8" (3.78m x 2.95m)

A modern kitchen with an excellent range of high and low level units, integrated electric hob & oven, extractor hood, and a wash hand basin with mixer tap. The kitchen also has space for dining.

#### Bedroom One

15'9" x 8'11" (4.8m x 2.72m)

An excellent double bedroom with laminate flooring.

#### Bedroom Two

12'5" x 6'7" (3.78m x 2m)

Another double bedroom, currently being used as a home office.

#### Bathroom

7'10" x 5'9" (2.4m x 1.75m)

A modern bathroom with white suite, to include a low flush wc, p-shaped bath with overhead thermo-controlled shower unit, and wash hand basin with mixer tap. The bathroom has been finished with a tiled floor and has pvc wall panelling.

#### OUTSIDE

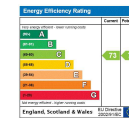
On the outside, there is a superb rear garden which belongs to the apartment. The garden has been laid in lawn, has plants and shrubs and also has a decking area. This is very hard to come by with apartments, and is sure to be one of the selling points.

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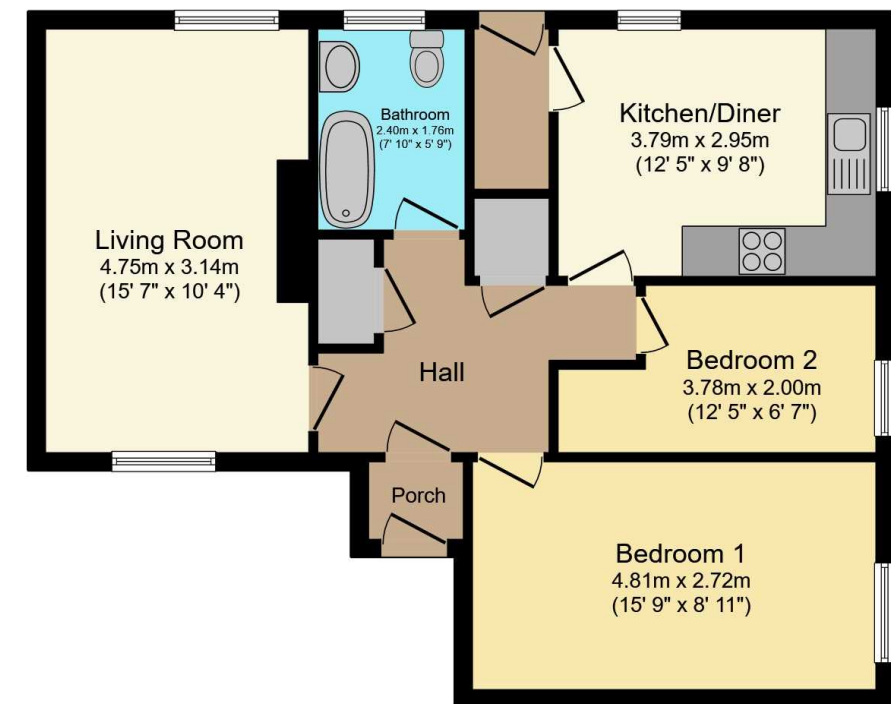
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 64.8 m<sup>2</sup> (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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