

simon**BRIEN**
RESIDENTIAL

1 Posnett Court,
Belfast, BT7 1FQ



Asking Price £135,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Presented First Floor Apartment In Convenient City Centre Location
- Bright And Spacious Living Room
- Fully Fitted Kitchen
- Two Generous Bedrooms
- Bathroom In White Suite
- Gas Fired Central Heating
- Parking To Front
- Communal Gardens to the Rear
- Convenient To City Centre, Botanic, Dublin Road and University Area
- Ideal First Time Or Investment Buy
- Viewing by Private Appointment

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

uPVC door with glazed panels.

HALLWAY:

Fully carpeted. uPVC double glazed door to communal rear yard. Under stairs storage space.

STAIRS TO FIRST FLOOR

FIRST FLOOR

LANDING:

Large landing area. Access to roof space.

ENTRANCE:

uPVC double glazed door.

HALLWAY:

Hot press with wooden shelving for linen cupboard. Access to roof space.

RECEPTION ROOM:

14' 0" x 10' 7" (4.27m x 3.23m)

Laminate wooden flooring. Mahogany style mantle, tiled surround and hearth with electric fire. Large picture windows.

KITCHEN:

14' 0" x 8' 5" (4.27m x 2.57m)

High and low level storage units. Formica roll top work surfaces. 1 1/2 bowl single drainer stainless steel sink unit with swan neck mixer taps. Built-in breakfast bar. Beko oven and grill, hob and stainless steel canopy over. Integrated fridge freezer. Standalone washing machine. Feature smoked glazed display cupboards. Bottle rack. Partly tiled walls. Ceramic tiled floor.

DESCRIPTION

Posnett Court off Belfast's Donegall Pass, occupies an enviable City Centre location and proves popular with a number of purchasers looking for a comfortable and easily managed home, within walking distance of a number of social and recreational amenities in the immediate area

No. 1 is a bright first floor apartment comprising of two generous bedrooms, spacious living room, fitted kitchen and bathroom in white suite.

Likely to be of interest to the first time buyer or investor in today's market, we encourage immediate inspection through our Lisburn Road Office 02890 668888



MAIN BATHROOM:

Walk-in shower Low flush WC. Pedestal wash hand basin. Waterfall tap. Built-in storage. Spotlights. Tile effect flooring..



BEDROOM 2:

10' 10" x 7' 3" (3.3m x 2.21m)

Laminate wooden flooring. Large picture window.



BEDROOM 1:

12' 10" x 8' 4" (3.91m x 2.54m)

Laminate wooden flooring. Skirting. Large window.

STUDY AREA:

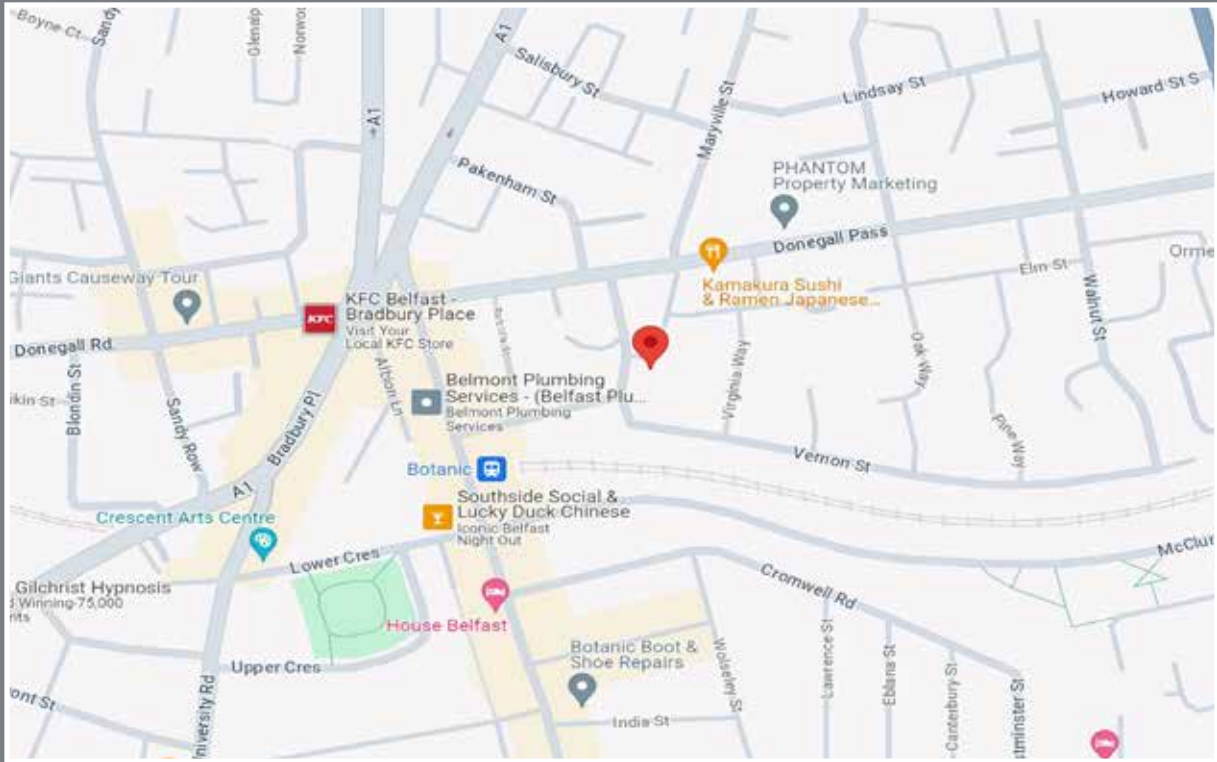
Fully carpeted. Computer points. Cloak hanging space. Shelving.



OUTSIDE:



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**



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REF: ML/D/24/SD



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