



NICHOLAS  
RESIDENTIAL



## Apartment 2 14 Orby Chase Belfast BT5 5HF Asking price £159,950

Welcome to Apartment 2, 14 Orby Chase!

This is a modern first floor apartment ideally located off the Castlereagh Road in the heart of East Belfast. There are a number of parks, schools and popular sports and leisure facilities close by, including the Lisnasharragh Leisure Centre, Orangefield Park, Grosvenor Grammar School & Orangefield Primary School. For great shopping you are only minutes from the popular Forestside & Connswater Shopping Centres. Access to the city centre and the outer ring is easy, making the morning commute to work and school a pleasure.

The apartment comprises a welcoming entrance hall with storage cupboard, one large reception room, a fitted kitchen with a range of high & low level units, master bedroom with en-suite shower room, large second bedroom and family white three piece bathroom suite.

There are communal garden areas to the rear and off street parking at the front.

CSM Management Company £196 per quarter.  
Rates £1,000.78 per year.  
763 square foot approx.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free first floor apartment located off the Castlereagh Road
- One reception room
- Fitted kitchen with a range of high & low level units
- Master bedroom with en-suite shower
- Generous second bedroom
- Family three piece bathroom suite
- Gas fired central heating
- Resident & visitor parking to the front
- Communal garden areas to the rear
- Management fee £196 per quarter





## Area Map

## Energy Efficiency Graph

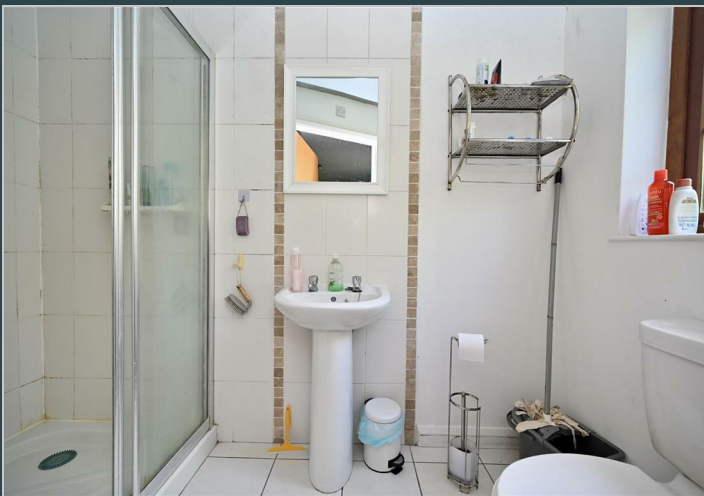


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



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