



FOR SALE

3 Chichester Park South

Belfast, BT15 5DW



Offers over £139,950



Nest Estate Agents are thrilled to bring to market this superb first floor apartment within the highly regarded Antrim Road area within Belfast. This property comprises of three bedrooms, living room with painted exposed timber flooring, kitchen with informal dining area and modern bathroom suite. The dwelling further offers uPVC double glazed windows, gas central heating, intercom entry, extensive communal grounds and off street parking.

Positioned in the heart of bustling North Belfast this apartment is conveniently situated within walking distance to leading schools, Cavehill Country Park, excellent shopping, Fortwilliam Golf Course. Also, close links to M1, M2 and M3, convenient to Ulster University and networks to public transport leading into the City Centre, including the proposed new Glider route.

Early viewing is recommended as this property will appeal to a range of interested parties. Contact Nest Estate Agents to arrange a viewing.

HALLWAY 26'11 x 5'2 (8.20m x 1.57m)

STORAGE 2'10 x 6 (0.86m x 1.83m)

LIVINGROOM 15'4 x 14'9 (4.67m x 4.50m)
Solid wooden floor. Feature fireplace.

STUDY 6'3 x 14'2 (1.91m x 4.32m)
Newly fitted carpet.

BEDROOM 1 12'7 x 11'1 (3.84m x 3.38m)
Newly fitted carpet

BEDROOM 2 9'7 x 11'1 (2.92m x 3.38m)
Newly fitted carpet

STORAGE 3'6 x 2'1 (1.07m x 0.64m)

KITCHEN 9'10 x 12'7 (3.00m x 3.84m)
Range of high and low level units, contrasting formica worktops, 1 1/2 stainless steel sink unit with mixer taps and drainer, space for cooker, stainless steel extractor fan, space for fridge freezer, solid wood floor.

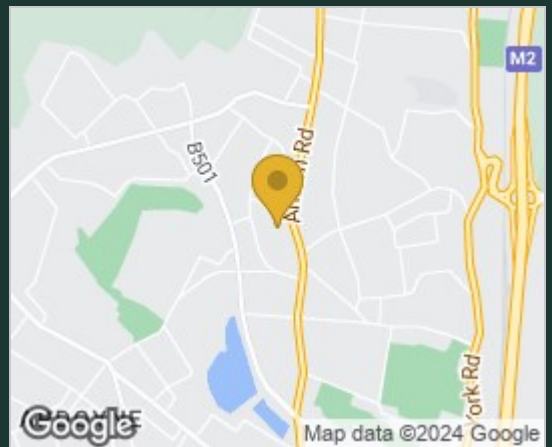
BATHROOM 5'1 x 11'10 (1.55m x 3.61m)
Modern patterned floor. Part wall panelling. PVC multipanel surround and splashback. Bath with chrome mixer tap and overhead rainfall shower. Pedestal sink with mixer tap.

STORAGE 2'4 x 3'6 (0.71m x 1.07m)

OUTSIDE
Extensive communal grounds, communal car parking, outside storage.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		66			72
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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