



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</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			
		79	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Apartment 4, 14 Lewis Mews,  
Belfast,  
County Antrim, BT4

**Asking Price: £119,950**

 **Reeds Rains**

reedsrains.co.uk

## Apartment 4, 14 Lewis Mews, Belfast, County Antrim, BT4

**Asking Price: £119,950**

EPC Rating: C

This bright and spacious first floor apartment is ideally positioned within this highly regarded and ever sought after residential development.

Internally the accommodation comprises two generous bedrooms master with ensuite shower room, bathroom with white suite and a bright and spacious lounge with ample dining area open plan to the fitted kitchen. Further benefits include gas central heating, double glazed window frames, and well tended communal gardens and car parking.

This development offers excellent convenience to a wide range of day to day amenities with Belfast city centre and public transport links via both road and rail also easily accessible.

This property will create an early interest on today's market. Internal viewing is strongly recommended. Ideally suitable for first time buyer or investor alike.

### Accommodation

Front door to communal entrance hall, stairs and lift to first floor. Apartment front door, entrance hall, two built in stores.

### Spacious Lounge

14'11" x 11'1" (4.55m x 3.38m)

Ample dining area, intercom.

Open Plan To Kitchen

### Fitted Kitchen

9'9" x 9'4" (2.97m x 2.84m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, tiled splash back, ceramic tiled floor, plumbed for washing machine, stainless steel built in oven and four ring hob, stainless steel chimney extractor fan,

concealed gas boiler.

### Bedroom One

11'6" x 9'9" (3.5m x 2.97m)

### Ensuite Shower Room

Fully tiled built in shower cubicle with thermostatically controlled shower, close coupled WC, pedestal wash hand basin with mixer taps and tiled splash back, ceramic tiled floor.

### Bedroom Two

12'5" x 8'4" (3.78m x 2.54m)

### Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, tiled splash back, ceramic tiled floor, pedestal wash hand basin with mixer taps, close coupled WC.

### Outside

Well tended communal gardens in lawns. Communal car parking.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.