



D1.9 Whitehall Square, 181 Sandy Row, Belfast, BT12 5EU

Price Guide £125,000

Located on the first floor internal courtyard within this modern apartment complex, D1.9 is a spacious apartment ideal for those seeking city centre convenience at an affordable price. The accommodation comprises an excellent living room open plan to dining area and modern kitchen with courtyard view. There is also a large double bedroom and modern shower room. Likely to be of interest to both investors and those looking a City Centre base, viewing is highly recommended. Located just off Bradbury Place, Whitehall Square is within walking distance to the vast array of shops, cafés & restaurants in the surrounding area. Viewing is recommended.

- Spacious One Bed Apartment
- Gas Fired Central Heating / PVC Double Glazing
- Modern Shower Room
- Ideal Investment
- Open Plan Living / Dining / Kitchen
- Secure Allocated Car Parking Space
- Convenient Location
- Courtyard View

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

ON THE FIRST FLOOR

APARTMENT D1.9

Hardwood front door.

RECEPTION HALL

Wood flooring.

**LIVING OPEN PLAN DINING 20'4 x 14'5
(6.20m x 4.39m)**



Wood flooring.

KITCHEN



Range of high and low level units, integrated oven, 2 ring hob, built in fridge, stainless steel extractor fan, integrated dishwasher, plumbed for washing machine, part tiled walls and wood flooring.

BEDROOM ONE 14'5 x 14'0 (4.39m x 4.27m)



Wood flooring. Built in storage and Vokera Gas boiler

SHOWER ROOM 5'9 x 5'7 (1.75m x 1.70m)



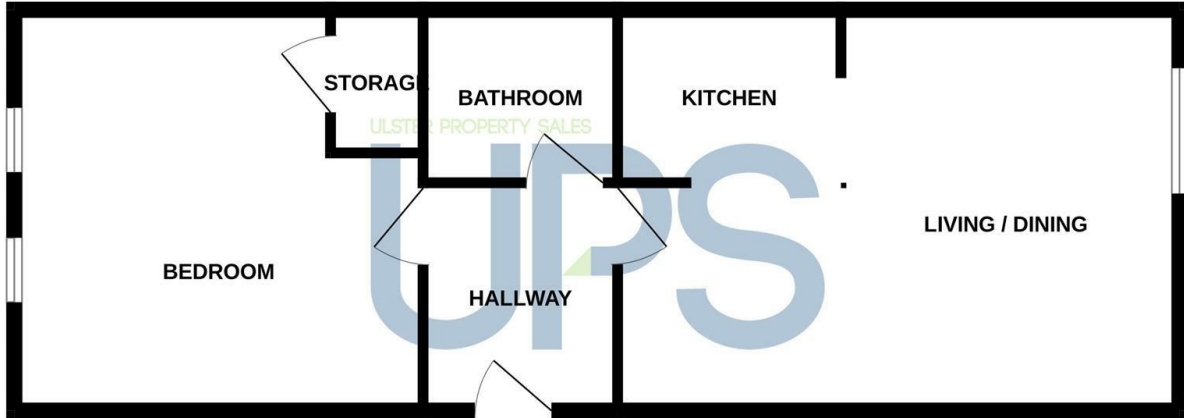
White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower, part tiled walls and tiled flooring.

OUTSIDE

Communal courtyard.

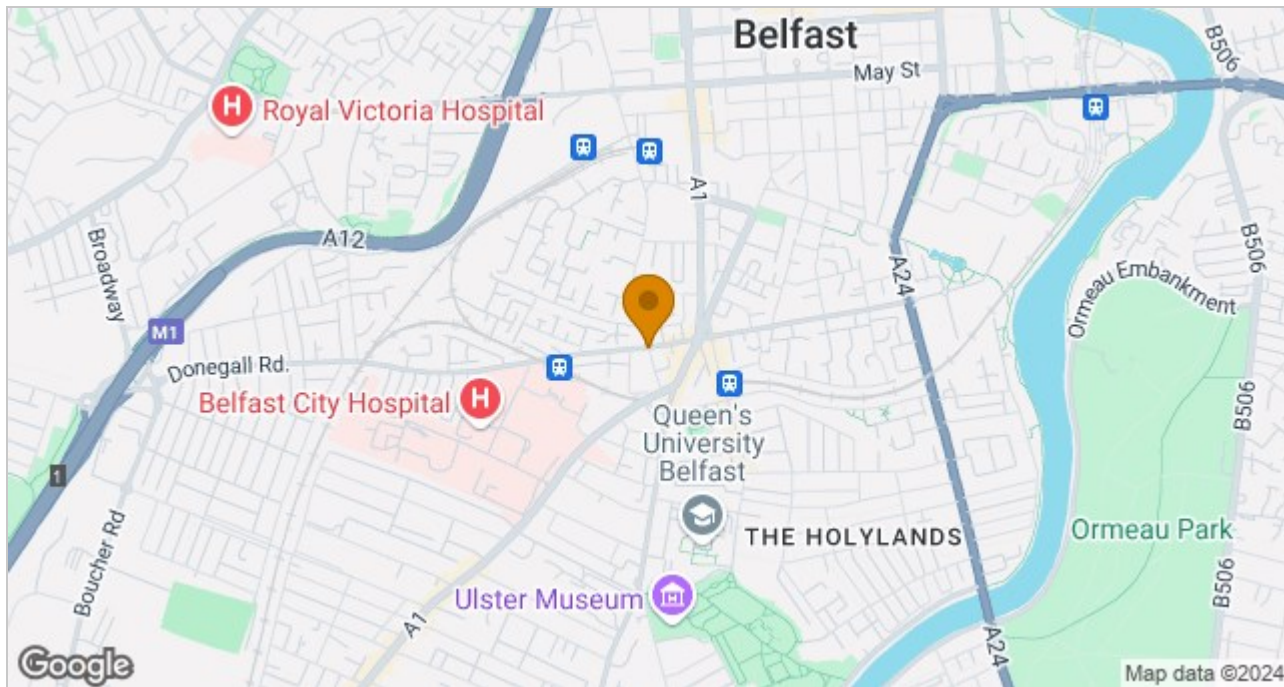
Floor Plan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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