



2 Henrietta Street, Belfast, BT2 8LW

Price Guide £135,000

Situated in the heart of Belfast City Centre, this first floor apartment offers bright accommodation along with convenience. Within walking distance to St Georges Market, and all the shops & recreation facilities of the City Centre, this property would suite a range of purchasers such as investors or those looking a base hoping to cut down on their commute into work. The accommodation comprises a large open plan kitchen / living / dining, double bedroom, bathroom suite & study. Gas fired central heating & PVC double glazing are both in place.

- First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Gas Fired Central Heating / PVC Double Glazing
- An Ideal Investment
- One Double Bedroom & Study
- Bathroom Suite
- City Centre Location
- Well Presented

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(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			

Energy Efficiency Rating: 63 (Current), 70 (Potential)

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

PVC front door. Stairs to first floor.

ON THE FIRST FLOOR

Storage off hallway.

KITCHEN / LIVING / DINING 21'11" x 11'9" (6.7 x 3.6)



Open plan with kitchen comprising range of high and low level units, integrated oven, 4 ring hob & stainless steel extractor fan, part tiled walls, wood floor.



BEDROOM ONE 11'9" x 10'9" (3.6 x 3.3)



Wood floor.

STUDY 7'10" x 6'2" (2.4 x 1.9)



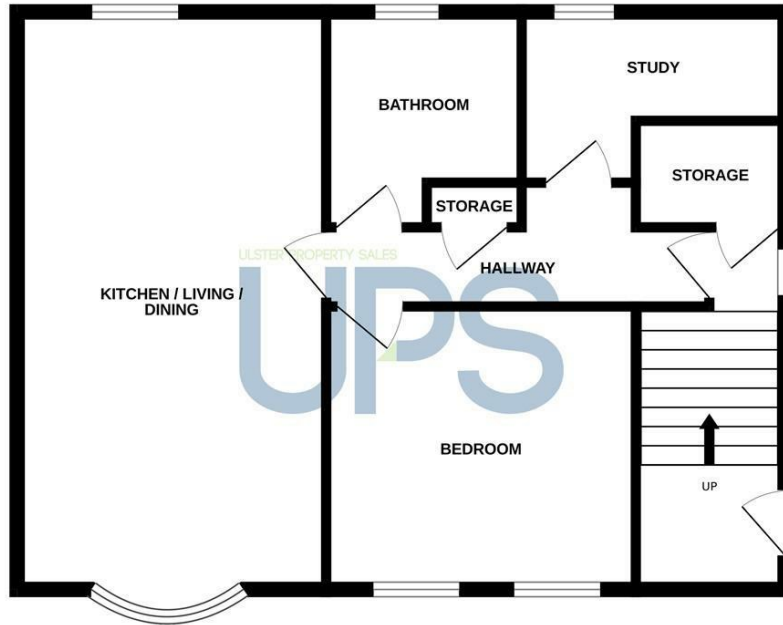
BATHROOM



Comprising panel bath, low flush W.C, pedestal wash hand basin, fully tiled walls, tiled floor.

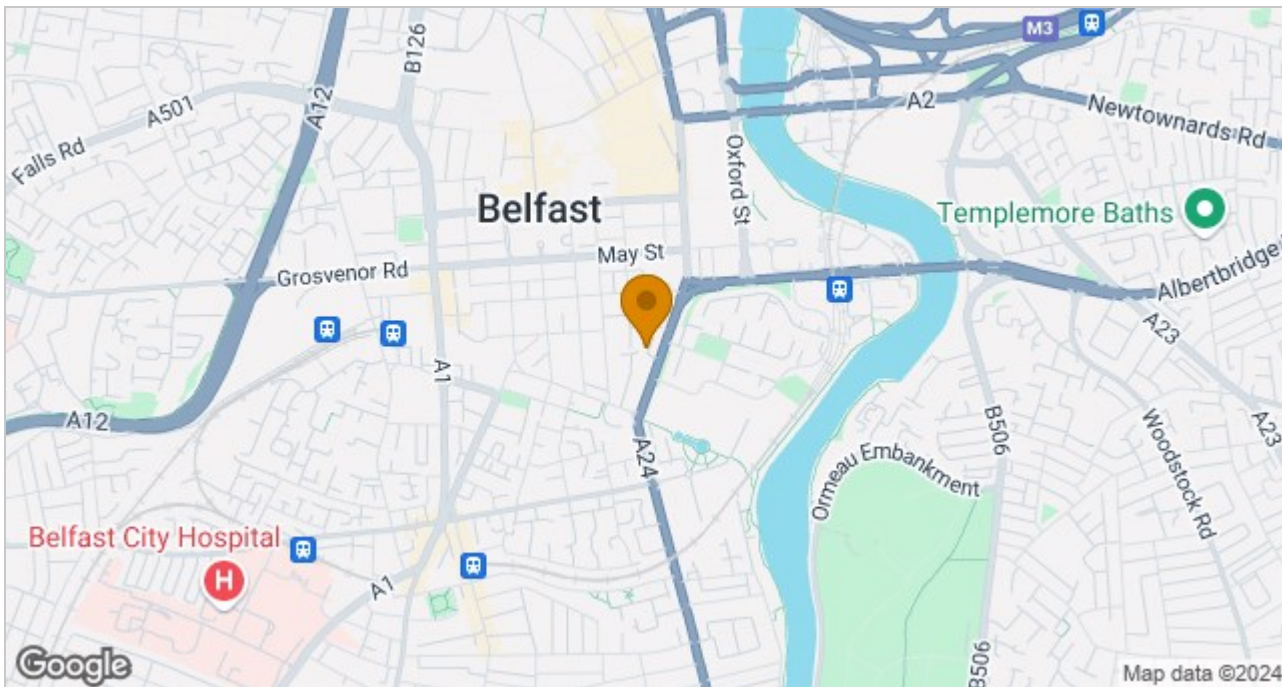
Floor Plan

GROUND 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. Made with Metropex ©2024

Area Map



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