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Apt 36, 2 Annadale Square

Annadale Village
BT7 3LT

Offers Over £129,950

APT 36, 2 ANNADALE SQUARE, BT7 3LT

- 1st Floor Apartment in a Popular Modern Development
- Generous Lounge Open Plan to Dining Area
- Open Plan Modern Fitted Kitchen with Built in Appliances
- Double Bedroom
- Shower Room with White Suite
- Gas Central Heating/uPVC Double Glazed Windows
- Extremely Well Presented Throughout
- Residents Parking and Communal Grounds
- Convenient to many Amenities including Forestside Shopping Complex and The Lagan Tow Path
- Ideal for Owner Occupiers or Investors

This well presented 1st floor apartment is ideally located in a prime cul de sac location within this popular modern development.

The property offers spacious accommodation comprising a generous and bright living room with dining area which is open plan to the modern kitchen. There is also a large double bedroom with en-suite shower room. Externally the communal grounds are well presented and the apartment benefits from a private car parking space with gated entrance.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club and public transport, this property can only be fully appreciated on internal inspection.

PROPERTY COMPRISES

Communal front door and stairs to..

1ST FLOOR Communal hallway, front door to..

ENTRANCE HALL Laminate wood effect floor, intercom system, storage cupboard with gas fired boiler.

LOUNGE WITH DINING AREA 17' 5" x 10' 8" (5.31m x 3.25m) Laminate wood effect floor, open plan to..

KITCHEN 12' 7" x 8' 2" (3.84m x 2.49m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan, integrated fridge freezer, integrated washing machine, tiled floor, part tiled walls

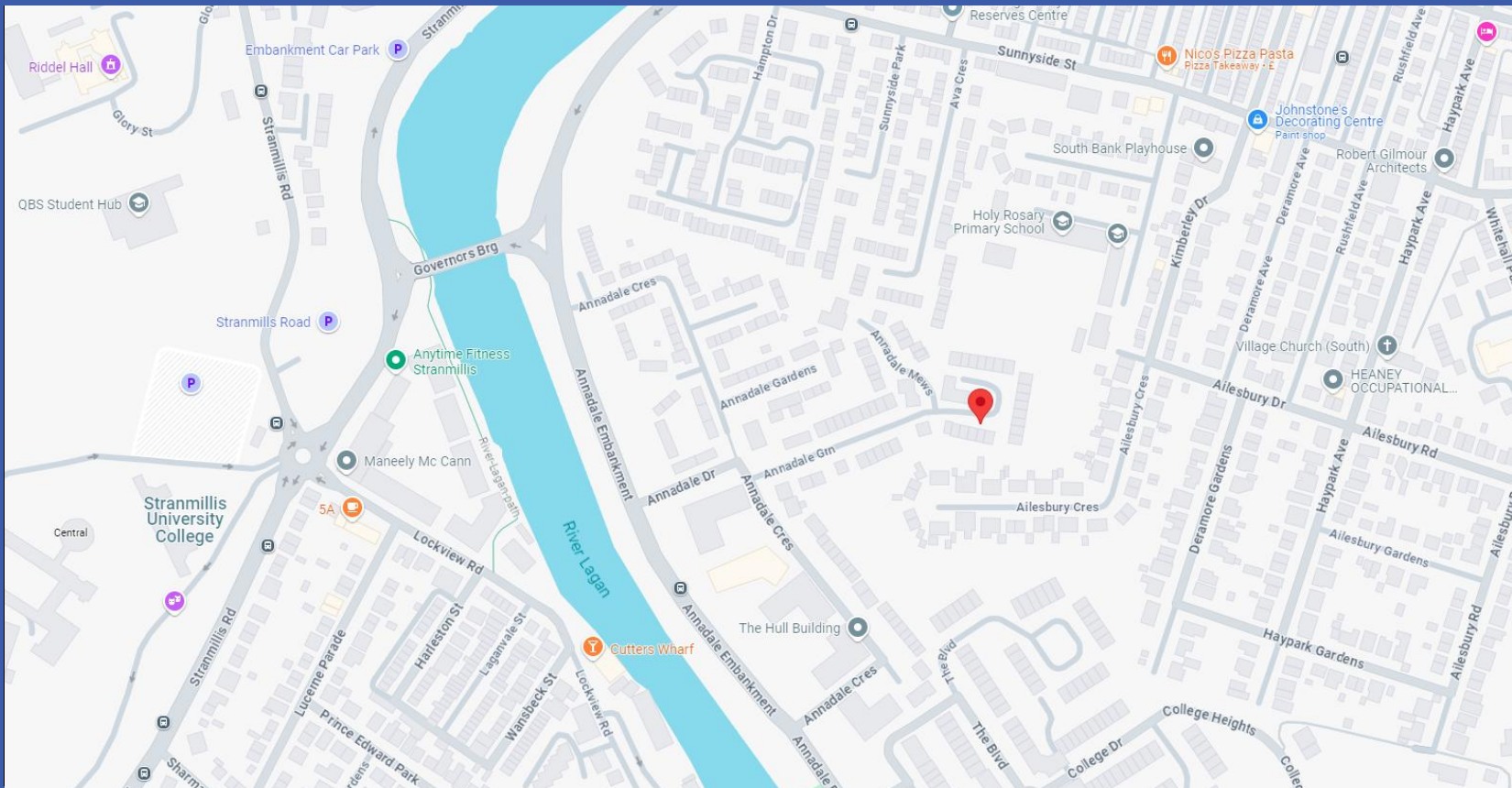


BEDROOM 11' 10" x 9' 1" (3.61m x 2.77m) Laminate wood effect floor

SHOWER ROOM White suite comprising 1/2 pedestal wash hand basin with splash tiling, low flush WC, panelled shower cubicle, low voltage spots, extractor fan, tiled floor

OUTSIDE Well maintained communal grounds and allocated parking





Directions:
 From Annadale Embankment turn in to the Annadale Green development and continue in to Annadale Square

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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