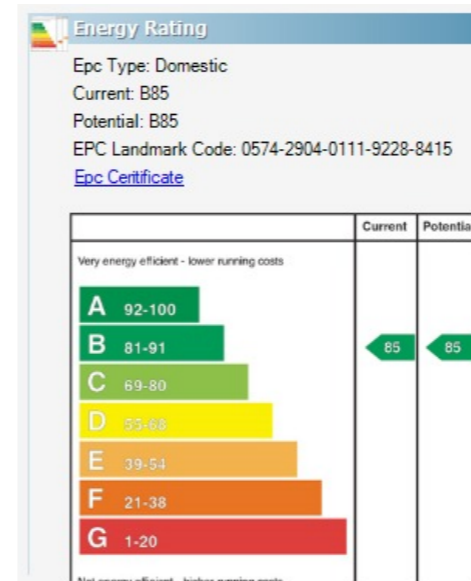




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This is an excellent opportunity to purchase a well-presented apartment within walking distance of many amenities including Queen's University, both of Belfast's main hospitals and Belfast City centre.

This second-floor apartment benefits from two excellent sized bedrooms, principle with ensuite, a modern open plan kitchen dining living area with patio doors overlooking internal courtyard garden. The property further benefits from a secure car parking space, uPVC double glazing and gas central heating.

The property will appeal to both young professionals and investors alike.

Offers Over  
£175,000

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C2.4 Whitehall Square,  
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## Property Features

- Well Finished Second Floor Apartment
- Two Spacious Double Bedrooms
- Principal Bedroom with En-suite Shower Room
- Bright Living/Dining Room with Double Doors to Balcony Overlooking Courtyard
- Fitted Kitchen with Range of Integrated Appliances
- Modern Bathroom Facilities
- Secure Allocated Parking Space
- uPVC Double Glazed and Gas Central Heating
- Close to a Wide Range of Amenities

## Location:

Travelling towards the City Centre on the Lisburn Road, turn left into Sandy Row just before Bradbury Place and the apartments are immediately on the left-hand side.

## Property Comprises

### Ground Floor

Solid wooden front door into . .

RECEPTION HALL: built in storage cupboard, wood effect laminate floor.

KITCHEN/LIVING/DINING: 25' 7" x 12' 8" (7.80m x 3.85m) Modern fitted kitchen with 4 ring gas hob, extractor fan, electric oven, stainless steel sink unit with drainer, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, tiled splash back, low voltage lights, wood laminate effect floor. Open plan to living dining area. Patio doors to balcony overlooking communal courtyard garden.

BEDROOM (1): 13' 4" x 10' 10" (4.06m x 3.31m) Double built-in mirror-fronted Sliderobes, wood laminate effect floor.

ENSUITE SHOWER ROOM: Modern white suite comprising shower cubicle with electric "Triton" shower, low flush WC, wash hand basin with vanity unit, heated towel radiator, extractor fan, ceramic tiled floor, low voltage lights.

BEDROOM (2): 11' 9" x 6' 7" (3.58m x 2.00m) Double built-in mirror-fronted Sliderobes, wood laminate effect floor.

SHOWER ROOM: Fully tiled shower cubicle, low flush wc, wash hand basin with vanity unit, extractor fan, tiled splashback, ceramic tiled floor, low voltage spotlights.

