



NICHOLAS  
RESIDENTIAL



## 7A Musgrave Manor 53 Stockmans Way

Belfast BT9 7GG

Asking price £120,000

Welcome to 7a Musgrave Manor!

A modern 2nd-floor two bedroom apartment located in the popular and convenient Musgrave Manor development. The development is positioned close to the motorway network for those commuting to work and provides convenience for the wide range of social and recreational amenities on the Boucher and Lisburn Road as well as easy access to the City Centre.

Internally the accommodation briefly comprises of an open plan living/dining/kitchen area, a modern shaker-style fitted kitchen with a range of high and low level units, two bedrooms (master with an ensuite shower room) and a separate bathroom with a piece suite.

In addition, the property has uPVC double glazing, gas-fired central heating, intercom system and secure car parking.

- 2nd Floor Two Bedroom Apartment in Musgrave Manor Development
- Open Plan Living/Dining/Kitchen Area
- Modern Shaker Style Fitted Kitchen
- Two Double Bedrooms (Master with an Ensuite Shower Room)
- Main Bathroom Fully Tiled with Three Piece Suite
- Gas Fired Central Heating
- uPVC Double Glazed
- Intercom System
- Secure Car Parking
- Good Investment Opportunity

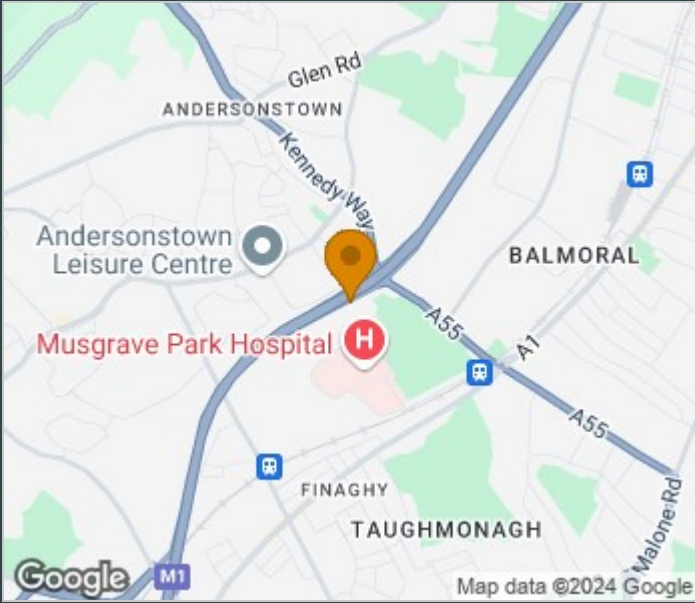
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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