



## 5 MAPLE VILLA SLIABH DUBH VIEW, BELFAST, BT12 7SN



### PUBLIC NOTICE

ADDRESS 5 Maple Villa, Sliabh Dubh View

We are acting in the sale of the above property and have received an offer of £88,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 76/80

A second-floor apartment positioned in this popular location that is convenient to lots of schools, shops, and transport links, as well as having accessibility to the city centre and the Royal Victoria Hospital, as well as arterial routes and the wider motorway network, to name a few! Two bedrooms. Living room open plan to kitchen/dining area. White bathroom suite. Gas-fired central heating. UPVC double glazing. Communal car parking. Chain free. Early viewing recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(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	

ASKING PRICE £79,950

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### Key Features

- Second floor apartment positioned in this popular location convenience to schools, shops and transport links.
- Living room open plan to kitchen / dining area.
- Gas fired central heating system.
- Communal car parking.
- Early viewing recommended.
- Two bedrooms.
- White bathroom suite.
- Upvc double glazing.
- Chain free.





## GROUND FLOOR

Stairs to:

## SECOND FLOOR

### APARTMENT ENTRANCE

To:

### ENTRANCE HALL

To:

### LIVING / KITCHEN / DINING AREA

20'7 x 12'10

Range of high and low level units,  
single drainer stainless steel sink  
unit.

### BEDROOM 1

11'5 x 8'8

### BEDROOM 2

11'6 x 8'2

### WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash  
hand basin.

### OUTSIDE

Communal car parking.

### Tenure

We are advised the property is  
Leasehold with 883 years remaining  
and ground rent is payable at £1.00  
per annum.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18232501**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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