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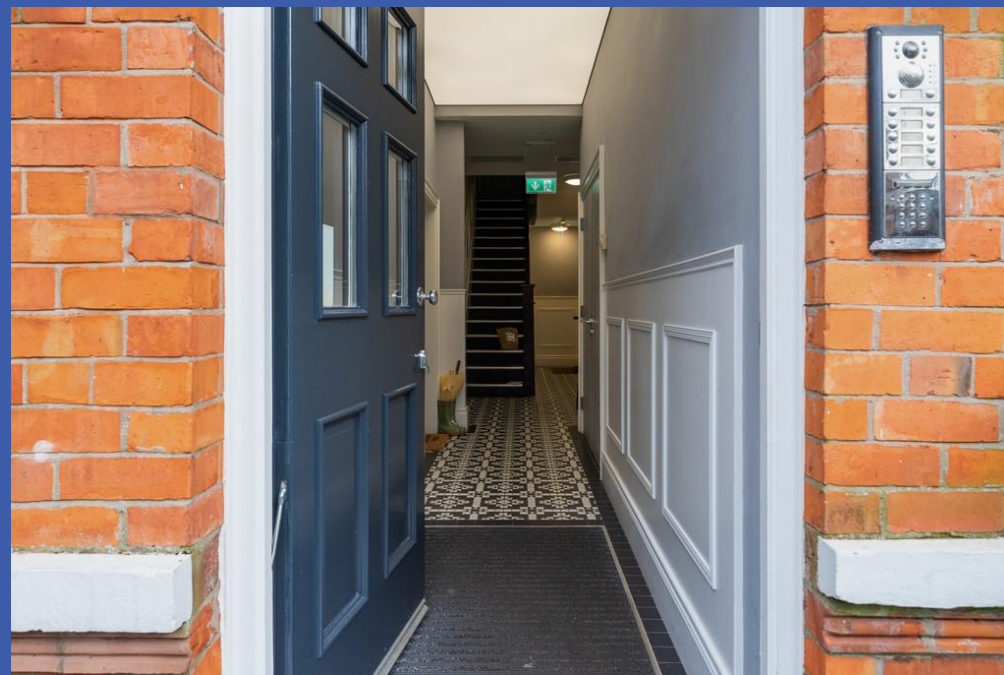
**Apt 3, 35-37 Sans Souci Park**

Malone Road, Belfast  
BT9 5QZ

**Offers Over £169,950**

## APT 3, 35-37 SANS SOUCI PARK, BT9 5QZ

- **Superb Ground Floor Apartment in an Exclusive Development**
- **Bright Lounge**
- **Fitted Kitchen with Breakfast Area**
- **1 Double Bedroom**
- **Bathroom with White Suite**
- **Immaculate Presentation Throughout**
- **Gas Central Heating/Double Glazed Windows**
- **Communal Grounds/Secure Allocated Parking**
- **Convenient to Local Amenities Including Shops & Public Transport**
- **Close to Queens University & Belfast Hospitals/Ideal Investment Opportunity**



This extremely well presented ground floor apartment is situated within a modern apartment development in a prime location on one of Belfast's most sought after tree lined parks just off Malone Road.

The property is extremely well presented and offers bright accommodation with a lounge open plan to kitchen with breakfast area, a double bedroom and a bathroom with white suite.

In addition, the property benefits from gas fired central heating and double glazed windows.

This property is convenient to a range of leisure amenities and within walking distance of Queens University, Belfast city centre and the Belfast hospitals and is therefore ideal for investors or owner occupiers.

Viewing is highly recommended.





## PROPERTY COMPRISES

Secure communal front door to communal reception hall, front door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor, storage cupboard.

**KITCHEN OPEN PLAN TO DINING & LIVING AREA 15' 8" x 9' 11" (4.78m x 3.02m) (overall @ widest points)** Range of high and low level units, work surfaces with matching splashback, Blanco single drainer stainless steel sink unit with mixer tap, Zanussi 4 ring gas hob with matching electric oven under and extractor fan over, plumbed for washing machine, breakfast bar, concealed gas fired boiler, plumbed for dishwasher, integrated fridge and freezer, part tiled walls, laminate wood effect floor, low voltage spotlights.

**BEDROOM 11' 11" x 10' 1" (3.63m x 3.07m) (@ widest points)** Built in robes and storage.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower over, low flush WC, vanity unit with splash tiling, tiled floor, extractor fan, low voltage spotlights, chrome heated towel rail.

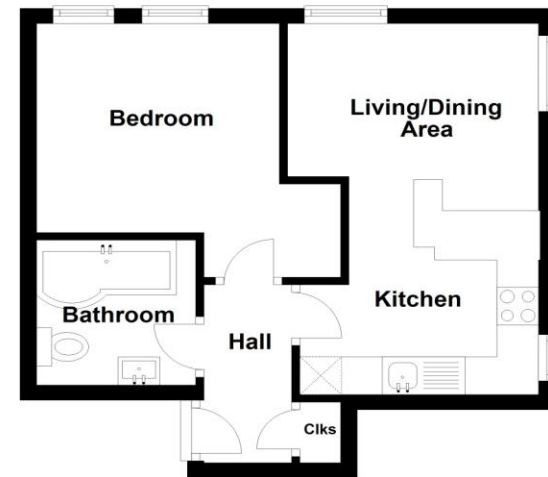
**OUTSIDE** Beautifully maintained communal grounds, electric entrance gates leading to residents parking.





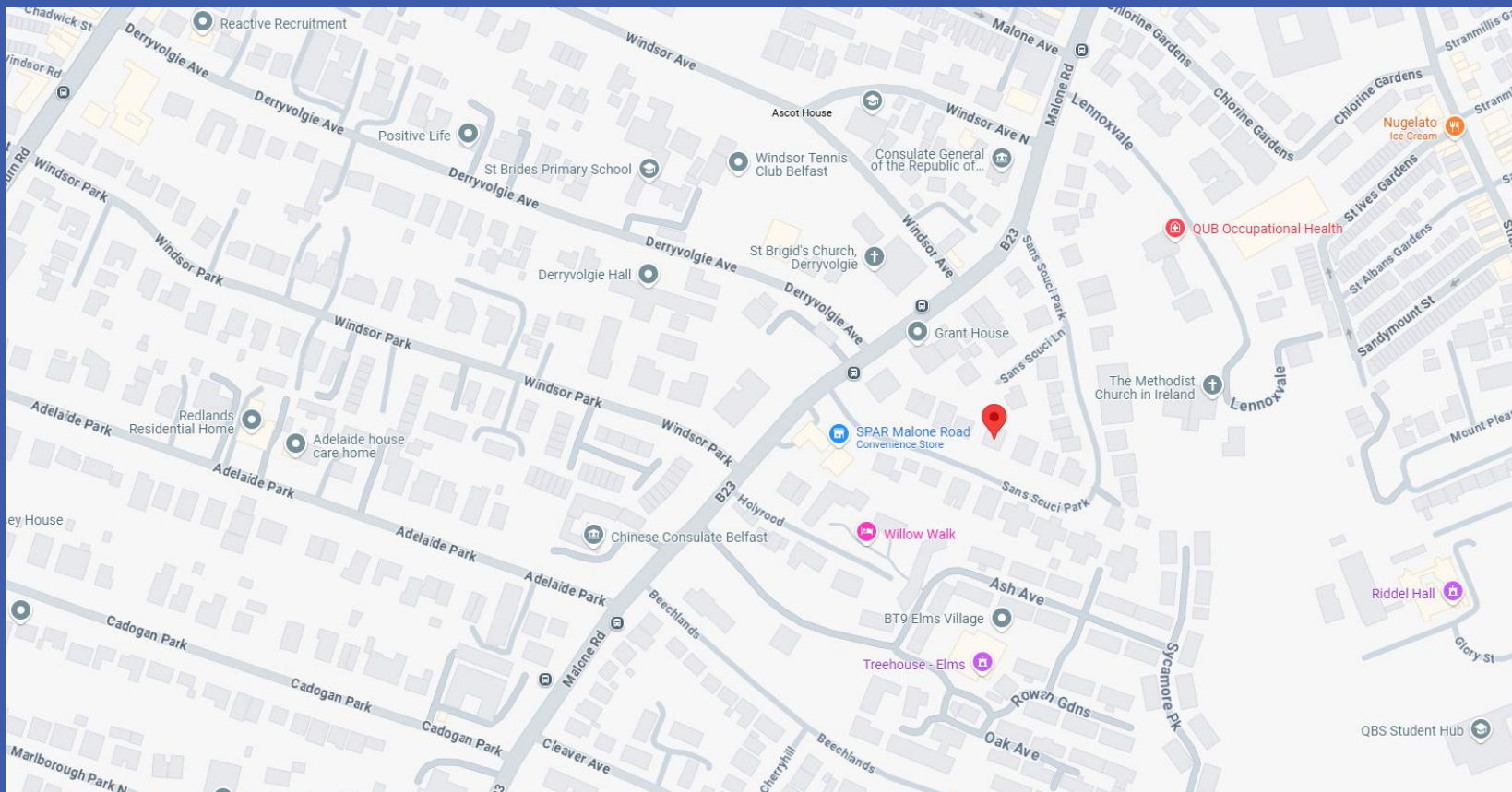


### Ground Floor



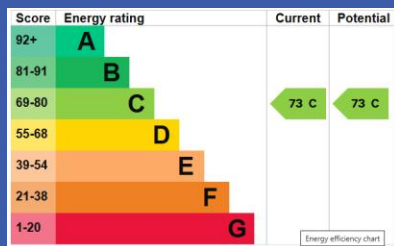
Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

**Apt 3, 35-37 Sans Souci Park, Belfast**



**Directions:**

Coming out of Belfast on Malone Road, Sans Souci Park is on the left hand side after the traffic light junction at Chlorine Gardens



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