



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

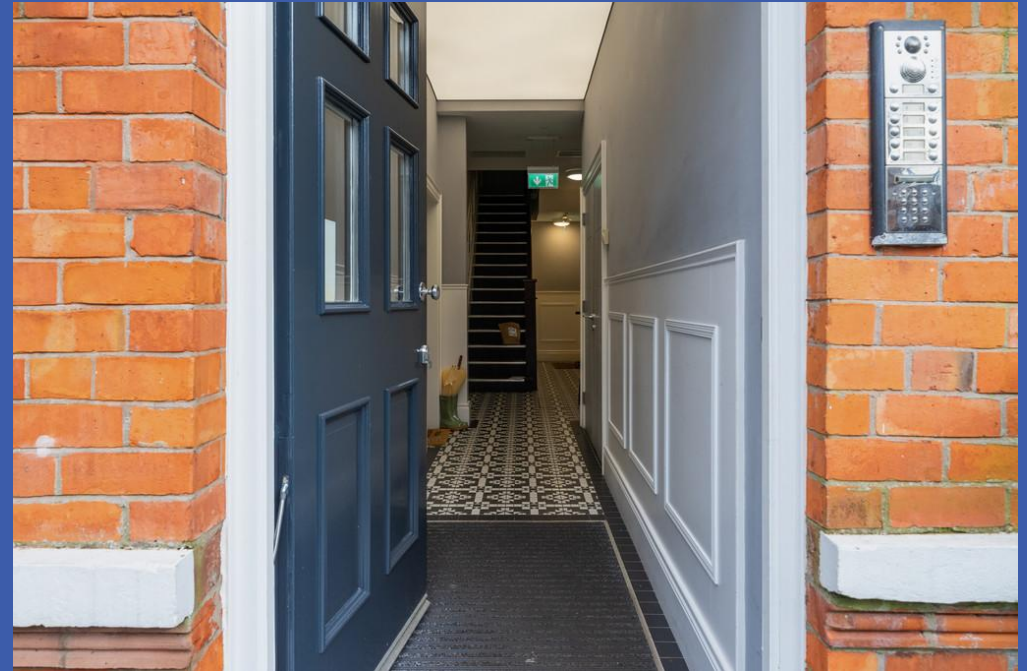
Apt 3, 35-37 Sans Souci Park

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.

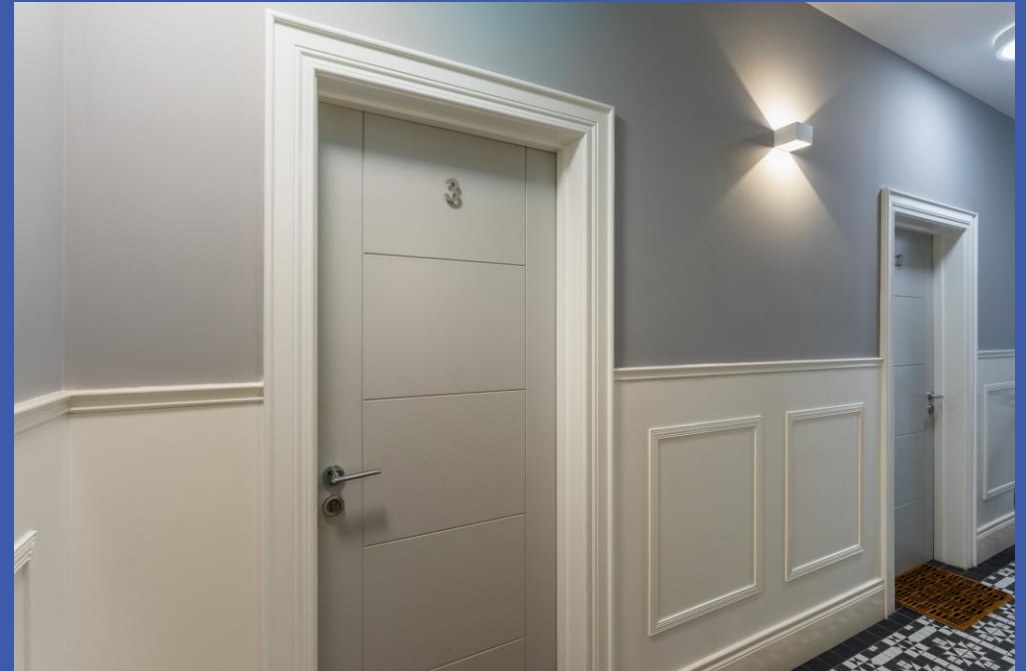
BEDROOM 11' 11" x 10' 1" (3.63m x 3.07m) (@ widest points) Built in robes and storage.

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.

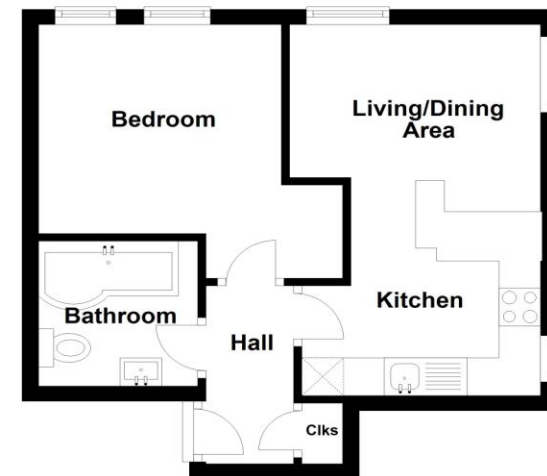
OUTSIDE Beautifully maintained communal grounds, electric entrance gates leading to residents parking.





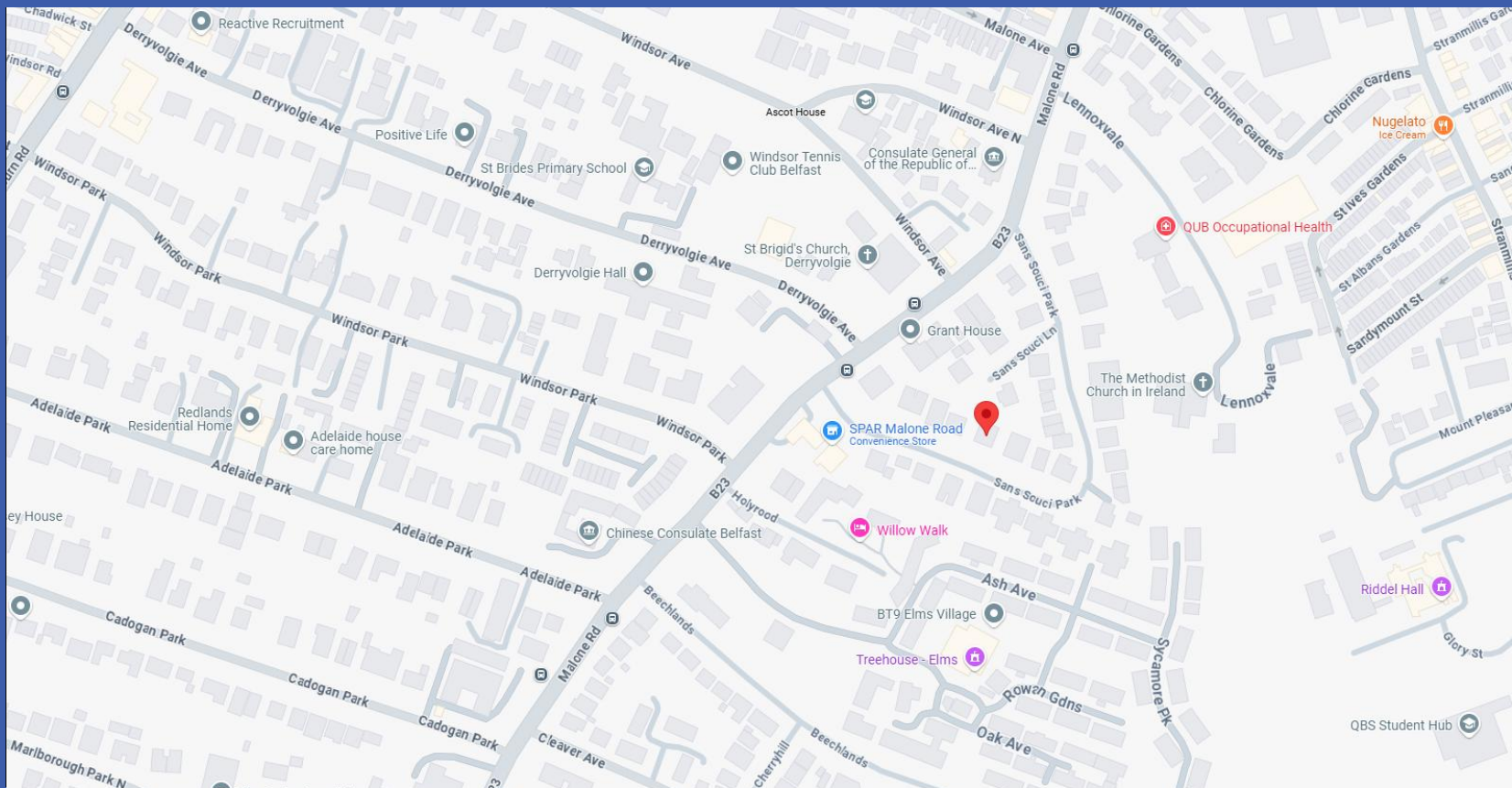


Ground Floor



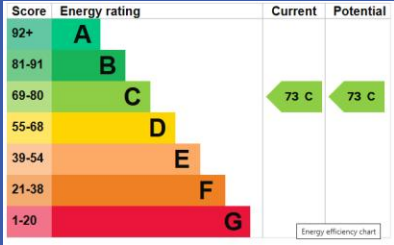
Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

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



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.