



Apt 24 Woodlands Manor, 61 Stockmans Way, Belfast, BT9 7GL

Price Guide £155,000

We are pleased to offer for sale this beautifully presented apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. On the second floor, the accommodation is bright and spacious throughout and comprises open plan living, dining & contemporary kitchen, two double bedrooms (master with en-suite shower room) and modern bathroom suite. The apartment also benefits from gas heating, air changer system, PVC glazed windows, balcony from living room and secure car parking. With easy access to main arterial routes, viewing is highly recommended.

- Excellent Second Floor Apartment
- Family Bathroom Suite
- Modern Kitchen With Range Of Integrated Appliances
- Bright And Spacious Accommodation Throughout
- Chain Free
- Two Bedrooms (Master With En-suite Shower Room)
- Open Plan Living / Kitchen / Dining
- Secure Gated Resident And Guest Parking
- Newly Installed Gas Heating System / PVC Double Glazed Windows

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		83	83

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Access to all floors via lift / stairs.

ON THE SECOND FLOOR

APARTMENT 24

RECEPTION HALL



Hardwood front door. Laminate wood flooring. Recessed spotlighting. Storage off hallway.

**OPEN PLAN KITCHEN / LIVING / DINING
26'10" x 12'9" at widest points (8.2 x 3.9 at widest points)**



Modern range of high and low level gloss units, 4 ring gas hob, integrated oven, stainless steel extractor fan, 1½ bowl single stainless sink unit, part tiled walls, ceramic tiled floor, integrated fridge/ freezer, dishwasher and washing machine. Gas fired boiler. Laminate wood floor, recessed spotlighting, access to balcony.



**MASTER BEDROOM 15'8" x 9'10" at widest points
(4.8 x 3.0 at widest points)**



Excellent range of sliding robes.

ENSUITE SHOWER ROOM

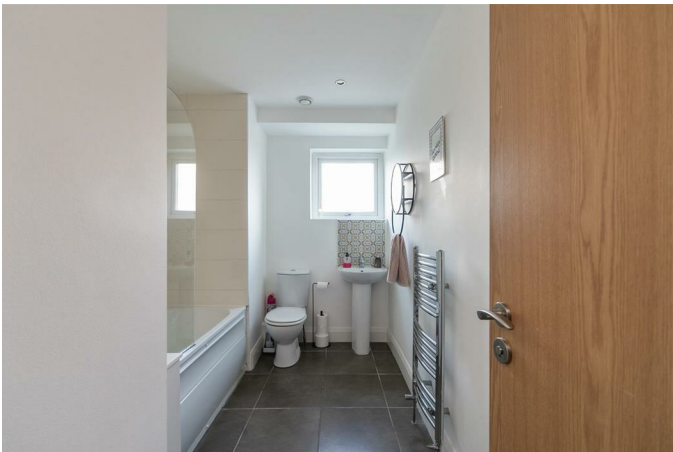


Low flush WC, pedestal wash hand basin, shower cubicle, tiled flooring, spotlighting.

BEDROOM TWO 9'10" x 7'6" (3.0 x 2.3)



BATHROOM



White suite comprising low flush WC, pedestal wash hand basin, panelled bath, telephone hand shower, spotlighting, heated towel rail, tiled floor.

OUTSIDE



Gated development. Balcony off living room.

CAR PARKING

Secure car parking and visitor parking.

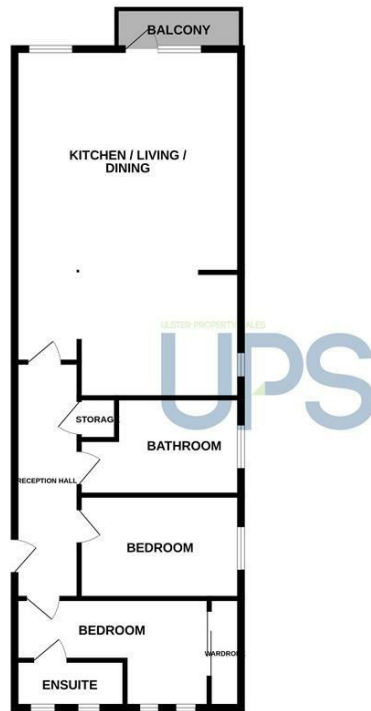
SERVICE CHARGE

CSM

Approx £2,100 per annum

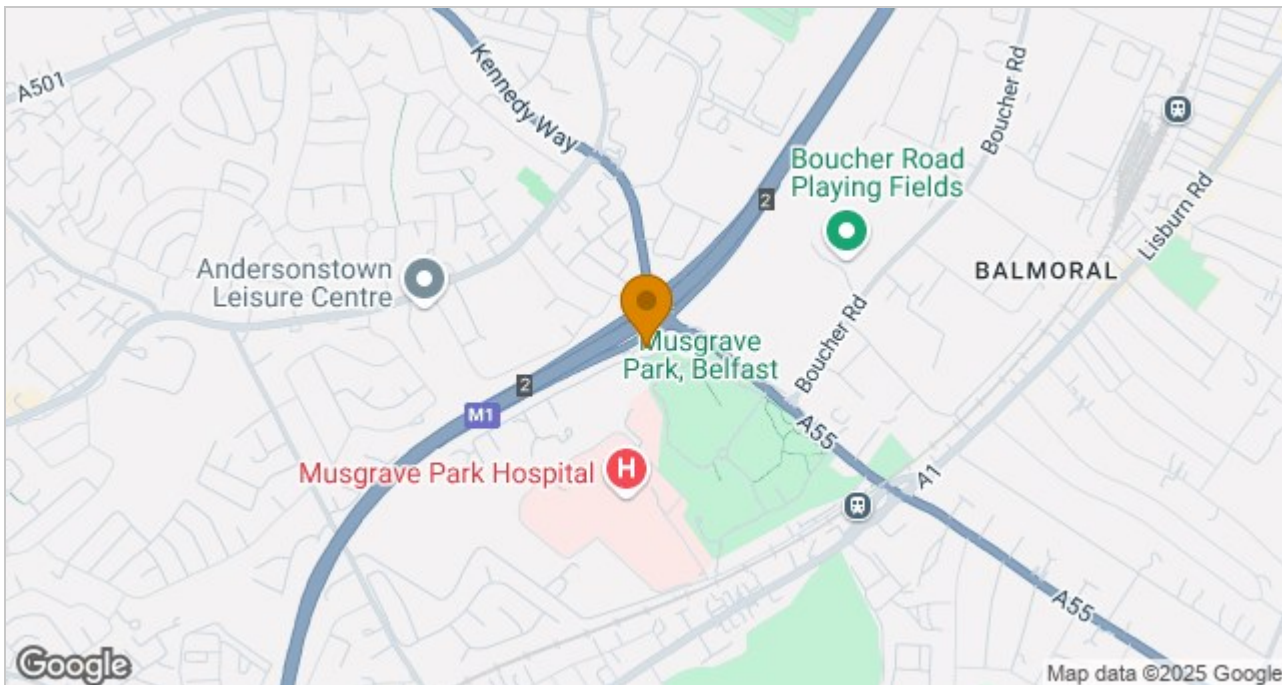
Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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