



APT, 156 LENADOON AVENUE, BELFAST, BT11 9HF

Public Notice

Apt 156 Lenadoon Avenue, Belfast, BT11 9HF.

We are acting in the sale of the above property and have received an offer of £65,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating D68

A rare opportunity to purchase this ground floor apartment with its own front door access and front and rear gardens, as well as having double gates to the rear providing vehicular access. The area is very sought after, and the property offers tremendous doorstep convenience, including accessibility to lots of schools, shops, and transport links, along with the Glider service on the Stewartstown Road, to name a few! One bedroom. Living room with access to rear garden. Separate fitted kitchen. Shower room. Gas heating. Upve double glazing. Chain free. Immediate possession. Ideally placed close to all of the abundance of amenities in Andersonstown, and we strongly recommend viewing early to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

ASKING PRICE £69,950

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Key Features

- A rare opportunity to purchase this ground floor apartment with its own front door access, front and rear gardens, and double gates providing vehicular access to the rear.
- Living room.
- Shower room.
- Chain free.
- Easy to manage living space and the property enjoys tremendous doorstep convenience.
- One bedroom.
- Separate fitted kitchen.
- Gas heating / Upvc double glazing.
- Close to lots of schools, shops and transport links along with the Glider service on the Stewartstown Road.
- Viewing recommended!





ENTRANCE

Upvc double glazed front door to entrance hall;

LIVING ROOM

12'5 12'3

SEPARATE KITCHEN

9'5 8'7

SHOWER ROOM

Shower cubicle, low flush W.C, wash hand basin;

OUTSIDE

Front and rear gardens.

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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 Gareth 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. 18253827

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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028 9060 5200

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028 9047 1515

BALLYNAHINCH
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BANGOR
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