



## Apt 1 College House, 2 College Drive, Belfast, BT7 3LF

**Asking Price £195,000**

Situated off Annadale Avenue on the banks of the River Lagan, Wellington Square is a popular development within walking distance to Forestside Shopping Centre, Queens University & the PEC, Stranmillis Village and the Ormeau Road with its array of cafes restaurants and entertainment facilities. Also close by is the Lagan towpath and transport links into and out of Belfast City Centre.

Situated on the ground floor, this apartment offers spacious well proportioned accommodation comprising two bedrooms, one with en-suite, good sized lounge, fitted kitchen with granite work surfaces and white bathroom suite. The property also benefits from a gas heating system and double glazing. Outside there is communal carparking to rear, accessed via electric gates.

An excellent property for the first time buyer and also those hoping to downsize benefit from the convenience of apartment living.

- Ground Floor Apartment
- Spacious Lounge/Dining
- White Bathroom Suite
- Double Glazed
- Designated & Communal Parking Via Electric Gates To The Side
- Two Bedrooms Master With En-suite
- Separate Fitted Kitchen With Built-in Appliances
- Gas Heating
- Communal Gardens To Front
- Fantastic Location Along The River Lagan / Stranmillis

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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		EU Directive 2002/91/EC	

### The Accommodation Comprises

Communal entrance hall via intercom system.

### The Apartment

Main front door to inner entrance hall, laminate flooring, walk-in storage facility.

### Lounge 14'7 x 10'8 (4.45m x 3.25m)



Laminate flooring.

### Fitted Kitchen 10'4 x 10'2 (3.15m x 3.10m)



Excellent range of high and low level built-in units, granite work surfaces, built-in 4 ring gas hob and under oven, stainless steel over head extractor fan, integrated fridge freezer and washing machine & dishwasher. Part tiled walls, tiled floor, spotlights.



### Bedroom One 10'7 x 10'5 (3.23m x 3.18m )



### En-suite



Comprising corner shower cubicle with shower unit, wash hand basin with mixer taps, low flush w/c, part tiled walls, tiled floor.

### Bedroom Two 16'4 x 10'6 (4.98m x 3.20m)



At widest points.

### Bathroom Suite



Comprising panelled bath with mixer taps and hand shower, wash hand basin with mixer taps and low flush w/c, part tiled walls, tiled floor.

### Outside

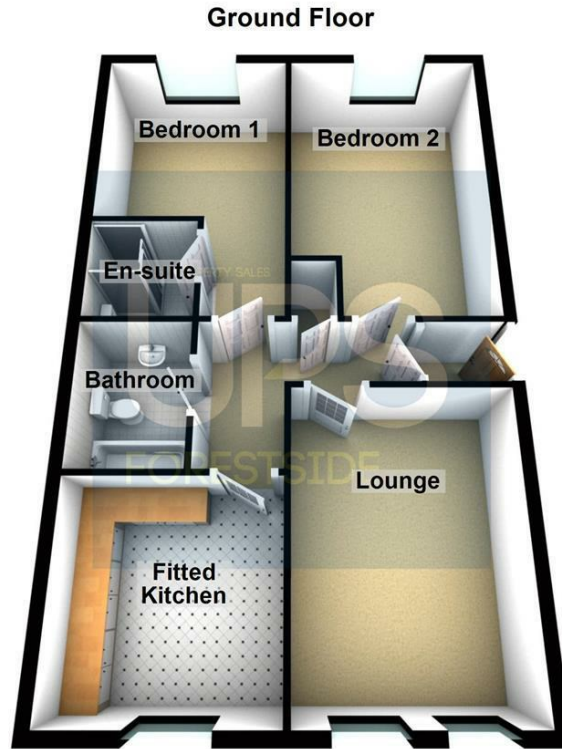
Communal gardens to the front of the main building

To the side of the main building, electric gates provide access to the designated and communal parking area.

### Additional Notes

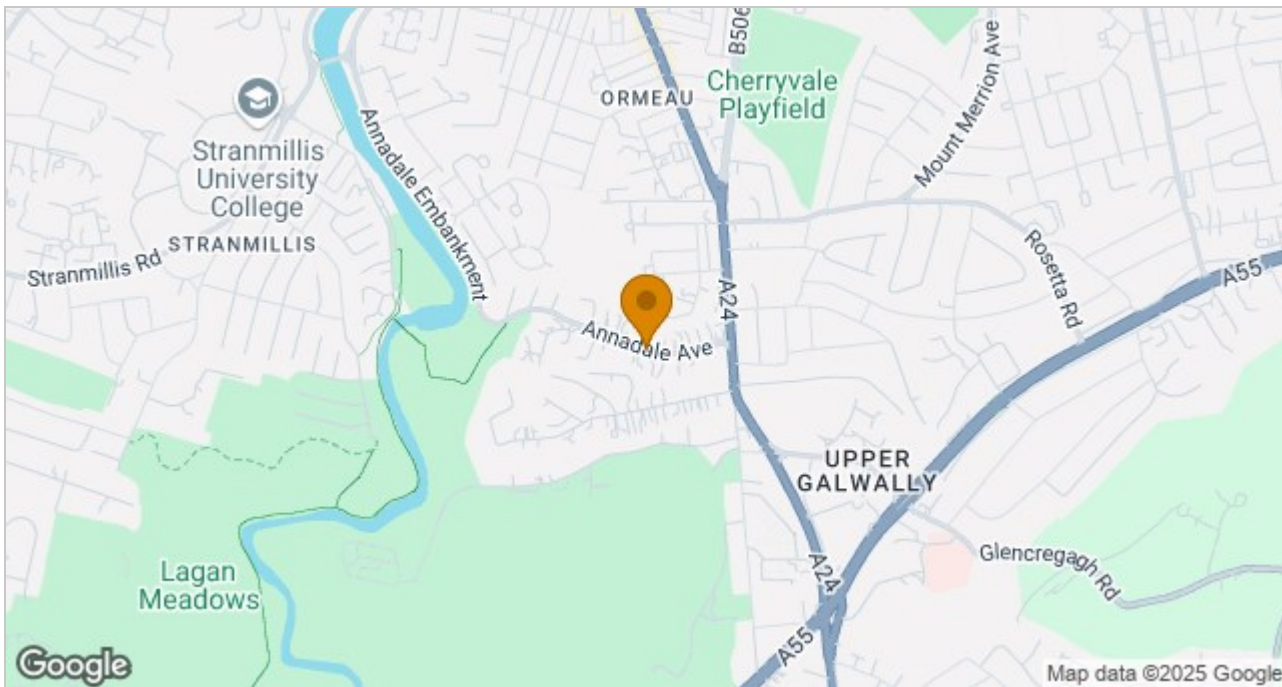
6 monthly service charge from 1st Nov is £660.47.

## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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