



## 36 MOUNT EAGLES LODGE, BELFAST, BT17 0WU



Ideally placed in this small and private block of only four apartments superbly placed within this highly desirable residential location that is convenient to both Belfast and Lisburn, as well as arterial routes, the wider motorway network, lots of amenities, and so much more, there are also excellent transport links close by to include the new Colin Connect Transport Hub linking West Belfast, East Belfast, and Titanic Quarter via the city centre on the Translink Glider Service.

This well-appointed, bright, and airy apartment offers fantastic, sizeable living space that benefits from a higher-than-average energy rating and is perfectly set on the top floor of this small complex and is also offered for sale chain-free, making it a star purchase. The accommodation is briefly outlined below.

Two good-sized bedrooms and an eye-catching living space that is open plan to a luxury fitted kitchen with dining/entertaining space.

The property benefits further from a white bathroom suite that has a separate shower cubicle, and there is gas-fired central heating and UPVC double glazing, not to mention the very spacious and welcoming entrance hall that has spotlights and storage.

The property has access to on-street and gated car parking and is within a short walk to a play-park as well as a Spar Convenience Store, which includes a post office and a pharmacy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(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

OFFERS OVER £124,950



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### Key Features

- Ideally placed in this small and private block of only 4 apartments that is perfectly set within this extremely popular and sought-after residential location close to Belfast and Lisburn.
- Sizeable living room that is open plan to a contemporary kitchen/entertaining arrangement.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-78)
- Chain free.
- Close to the motorway network, arterial routes, and excellent transport links to include the Glider service!
- Two good-sized bedrooms.
- White bathroom suite that has a separate shower cubicle.
- Access to on-street and gated car-parking.
- Walking distance to a play park and a Spar convenience store, which includes a post office, and there is also a pharmacy, amongst others.
- Ideally positioned on the top floor (first floor), this easy-to-manage apartment is a star purchase!





## GROUND FLOOR

### COMMUNAL ENTRANCE

Stairs to;

### APARTMENT ENTRANCE

To;

### SPACIOUS AND WELCOMING ENTRANCE HALL

Wooden effect strip floor, spotlights.

### LIVING ROOM / KITCHEN / DINING

19'1 x 14'10

Wooden effect strip floor, open plan to kitchen, range of high and low level units, single drainer stainless steel sink unit, integrated fridge and freezer, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, partially tiled walls., spotlights.

### WHITE BATHROOM SUITE

Bath, telephone hand shower, separate shower cubicle, thermostatically controlled shower unit, low flush w.c. pedestal wash hand basin, extractor fan, spotlights, partially tiled walls.

### BEDROOM 1

13'3 x 10'3

### BEDROOM 2

12'6 x 9'4

### OUTSIDE

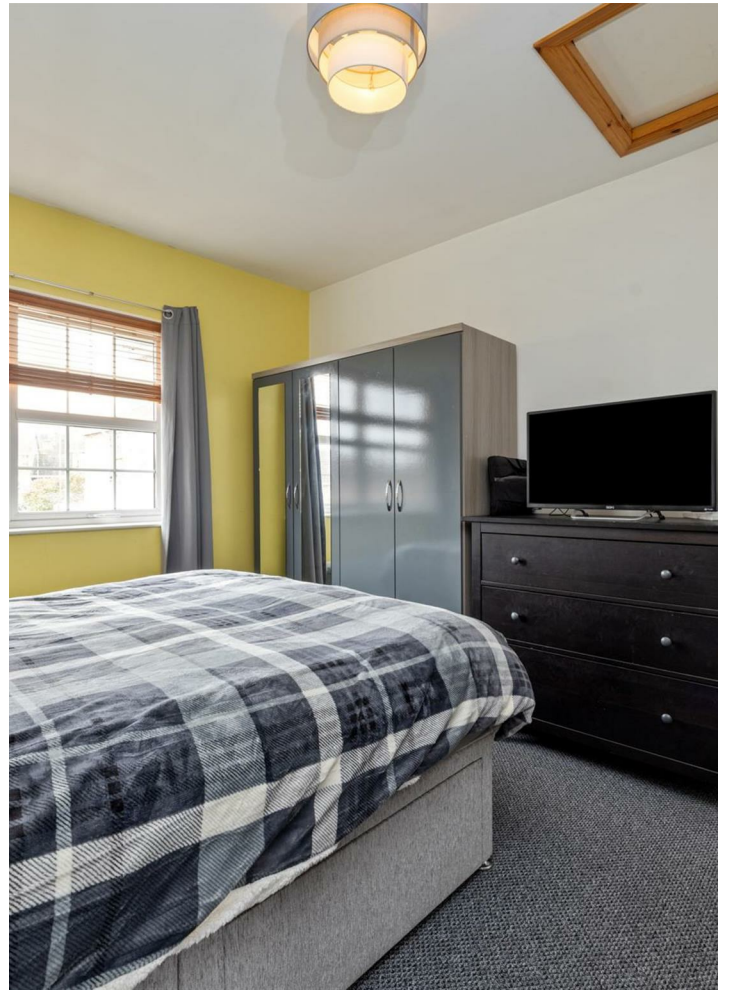
Access to on-street and gated car-parking.



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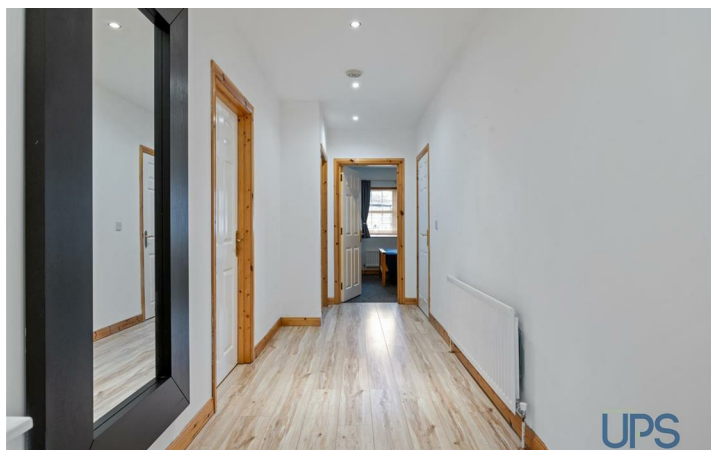








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Questions you may have.

**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 Andersonstown 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. 18255912**

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.

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