



## 10 Kansas Avenue Flats , Belfast, BT15 5AY

**Offers Over £115,000**

Superb Opportunity To Purchase A Spacious Ground Floor Apartment Moments From The Antrim Road.

Situated within this most convenient and popular location this spacious ground floor apartment will have immediate appeal. The intercom entry leads to a generously proportioned apartment comprising 3 bedrooms, lounge, fitted kitchen with dining area and bathroom in modern white suite. The dwelling further offers upvc double glazed windows, gas central heating and offers ideal accommodation for the first time buyer or those looking to downsize. Communal grounds with communal carparking and covered rear veranda making this the perfect home for old and young alike - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 10 Kansas Avenue Flats

, Belfast, BT15 5AY



- Superb Spacious Ground Floor Apartment
- Modern White Bathroom Suite
- Low Outgoings
- 3 Bedrooms Lounge
- Gas Central Heating
- Most Popular Location
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows

## Communal Entrance Hall

Intercom entry.

## Entrance Hall

Panelled radiator, storage cupboard x 2, Lvf flooring.

## Lounge

12'6" x 12'9" (3.83 x 3.90)

Wood laminate floor, double panelled radiator.

## Kitchen

10'3" x 9'6" (3.13 x 2.90)

Single drainer stainless steel sink unit, range of high and low level units, formica worktops, cooker space, stainless steel extractor, plumbed for washing machine, fridge/freezer space, wall mounted

boiler, partly tiled walls, Lvf flooring.

Dining area: Double glazed rear door to communal gardens.

## Covered Area

Access to communal gardens.

## Bathroom

White suite comprising panelled bath, telephone handset shower, pedestal wash hand basin, partly tiled walls, Lvf flooring, double panelled radiator.

## Bedroom

12'5" x 8'8" as widest (3.79 x 2.65 as widest)

Built-in storage, wood laminate floor, double panelled radiator.

## Bedroom

12'6" x 11'10" (3.82 x 3.62)

Wood laminate floor, double panelled radiator.

## Bedroom

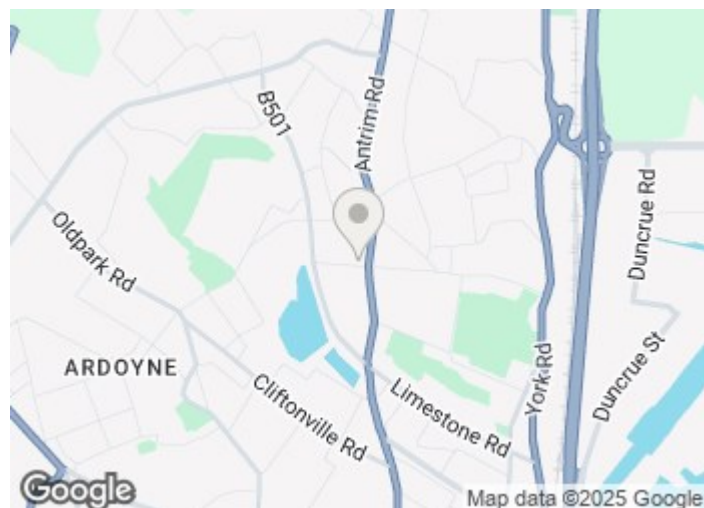
12'9" x 9'2" (3.90 x 2.81)

Lvf flooring, built-in storage, double panelled radiator.

## Outside

Communal gardens, communal parking.

Management Fee Approx £ 289.00 per annum.



## Directions



# Floor Plan

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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