



## Apt 16 Woodlands Manor, 59 Stockmans Way, Belfast, BT9 7GL

**Price Guide £150,000**

We are pleased to present this stunning apartment located in the popular Woodlands Manor development just at the bottom of Stockmans Lane in South Belfast. 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 white bathroom suite. The apartment also benefits from phoenix gas central heating, PVC triple glazed windows, two balconies from living room and master bedroom, as well as secure car parking. Suitable for a range of potential purchasers, including first time buyers, investors or those wanting a hub with easy access to main arterial routes. Also within close to proximity to Musgrave Park which is a brilliant walk and has tennis courts for public use. Viewing is highly recommended.

- Well Presented Second Floor Apartment
- Bright And Spacious Accommodation Throughout Open Plan Living / Dining & Kitchen
- Gas Fired Central Heating / PVC Triple Glazed Windows
- Suitable For A Range Of Buyers
- EPC B84
- Two Good Sized Bedrooms (Master With En-suite Shower Room)
- Modern Bathroom Suite
- Secure Gated Resident And Guest Parking
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100) A	Key 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		84	85

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 16

#### ENTRANCE



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

#### KITCHEN / LIVING / DINING 30'1 x 13'1 (9.17m x 3.99m)



Laminate wood floor, recessed spotlighting and access to balcony.



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.

#### MASTER BEDROOM 18'10 x 9'9 (5.74m x 2.97m)



Laminate flooring. Access to balcony.

#### ENSUITE

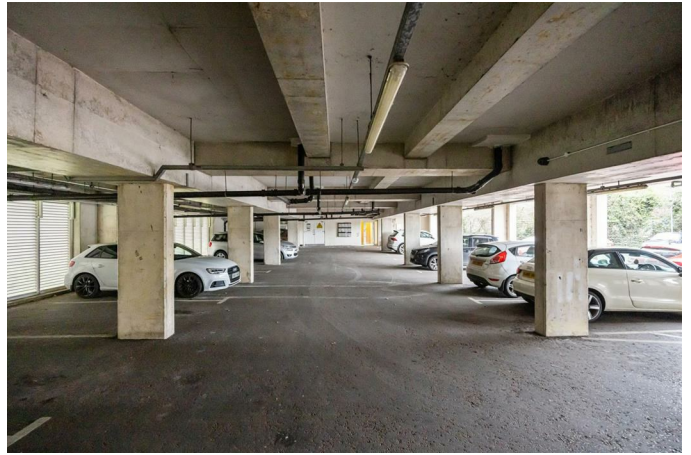


White suite comprising low flush WC, pedestal wash hand basin, shower cubicle, tiled flooring, spotlighting.

## BEDROOM TWO 17'5 x 7'9 (5.31m x 2.36m)



## CAR PARKING



Secure car parking and visitor parking.

## BATHROOM



Modern white suite comprising low flush WC, pedestal wash hand basin, panelled bath, telephone hand shower, spotlighting, part tile walls and tiled floor.

## SERVICE CHARGE

Approx. £2100.00 per annum.

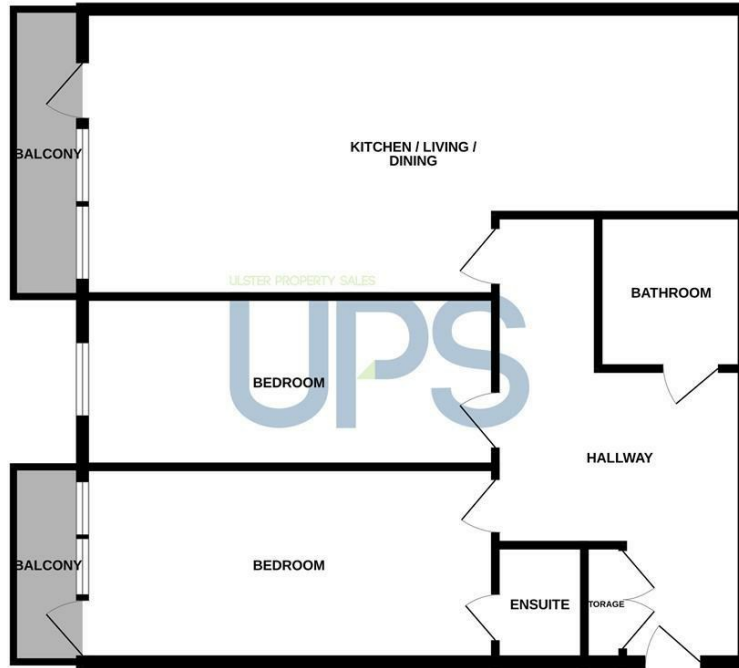
## OUTSIDE



Gated development. Balcony off living room / master bedroom.

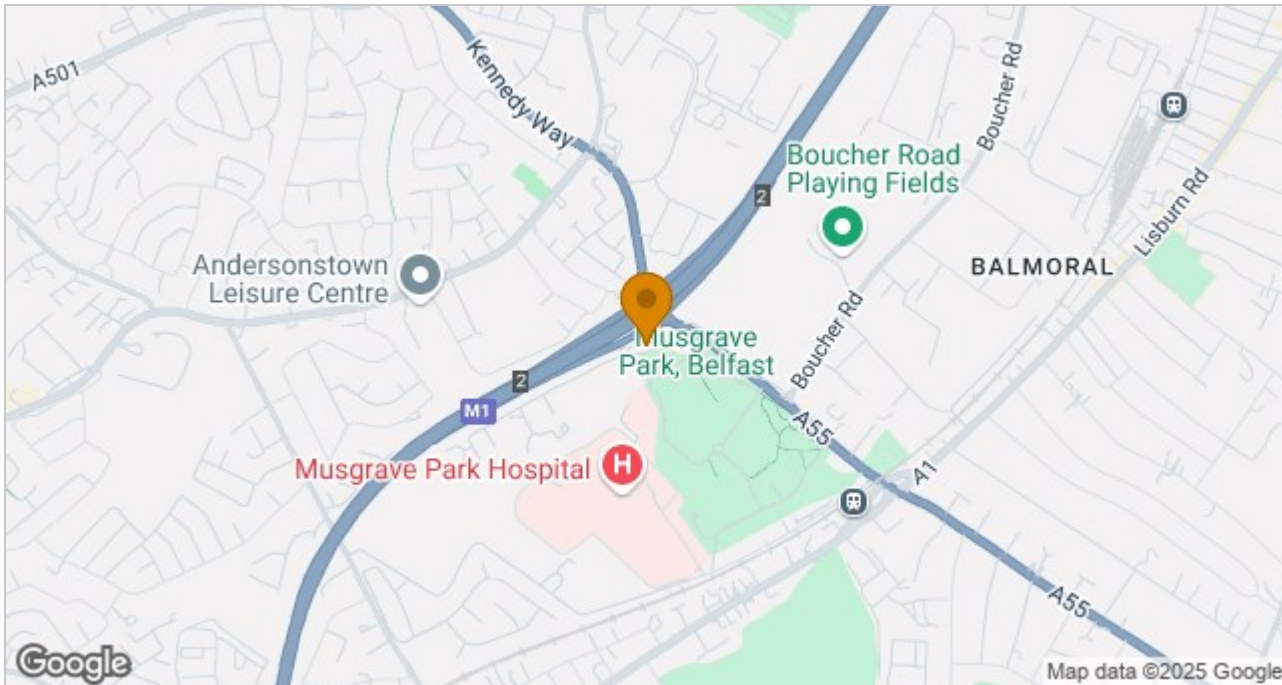
## Floor Plan

### 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 error, 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



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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