



21c South Crescent, Belvoir Park, Belfast, BT8 7EH

Asking Price £97,500

Located in a quiet cul-de-sac setting, we offer for sale this fantastic ground floor maisonette with envious garden space!

Comprising of two good sized bedrooms, a spacious lounge open to dining area, a brand new fitted kitchen and white bathroom suite on the first floor, this property also benefits from gas fired central heating, upvc double glazing and a good sized corner garden overlooking open green areas to the rear. Set close to many amenities, including an excellent selection of shops, schools, parks and bus routes, 21c South Crescent would make an excellent start upon the property ladder for the first time buyer or investor.

- Ground Floor Maisonette
- Spacious Lounge / Dining Room
- White Bathroom Suite
- UPVC Double Glazing
- Excellent Location close to Schools, Shops, Parks and Transport links
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Quiet Cul-de-Sac setting
- Perfect for First Time Purchase or Investment

Energy Efficiency Rating		Current	Potential
(92-100)	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			
Northern Ireland		73	75
EU Directive 2002/91/EC			

Communal Entrance Hall

Glazed composite front door opens onto communal hallway with stair access to upper levels

Entrance Hall 9'6" x 6'3" (2.92m x 1.92m)

Hardwood front door opens onto entrance hall. Access to under stair storage.

Lounge / Dining Room 18'11" x 9'9" (5.77m x 2.98m)



(at widest points) Open plan lounge / dining room with laminate flooring and glazed upvc patio doors which opens onto enclosed rear garden.



Modern Fitted Kitchen 8'7" x 6'3" (2.62m x 1.92m)



Modern fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, electric over with ceramic hob and stainless steel overhead extractor fan. Plumbed for washing machine. White metro tiled walls.

First Floor

Bedroom 1 13'4" x 8'11" (4.08m x 2.72m)



Spacious double bedroom with laminate flooring, build-in storage and recessed spotlights.



White Bathroom Suite 6'3" x 5'7" (1.91m x 1.72m)



White bathroom suite comprising of panelled bath with overhanging shower attachment, pedestal wash hand basin and low flush w.c. Tiled walls and flooring.

Bedroom 2 9'9" x 9'4" (2.98m x 2.87m)



Double bedroom with laminate flooring and recessed spotlights. Access to gas boiler.

Enclosed Rear Garden



Enclosed rear garden with laid lawn,

bordered by timber fencing and overlooking open green areas to the side of the property.

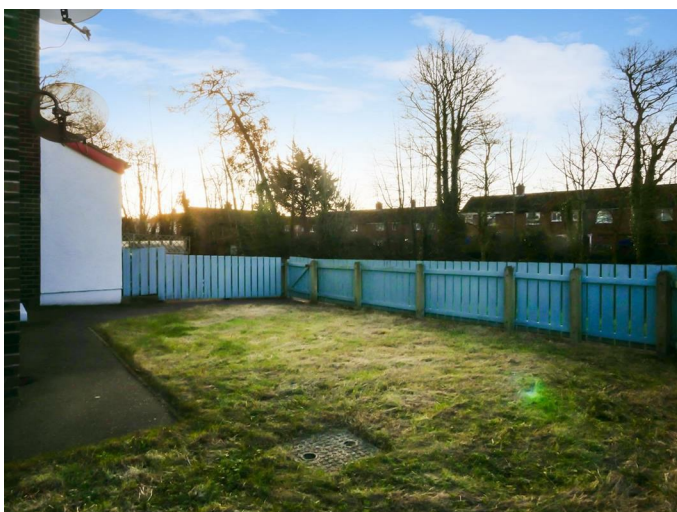


Management Notes

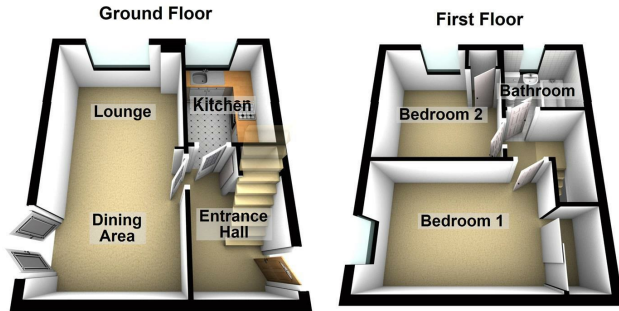
The property is management by the NI housing executive and the service charge costs are £34.28 per month (£411 per year; ground rent and building insurance included).

The property is leasehold and has 95 years remaining on the lease.

Rates for the property are approx £450 per annum.

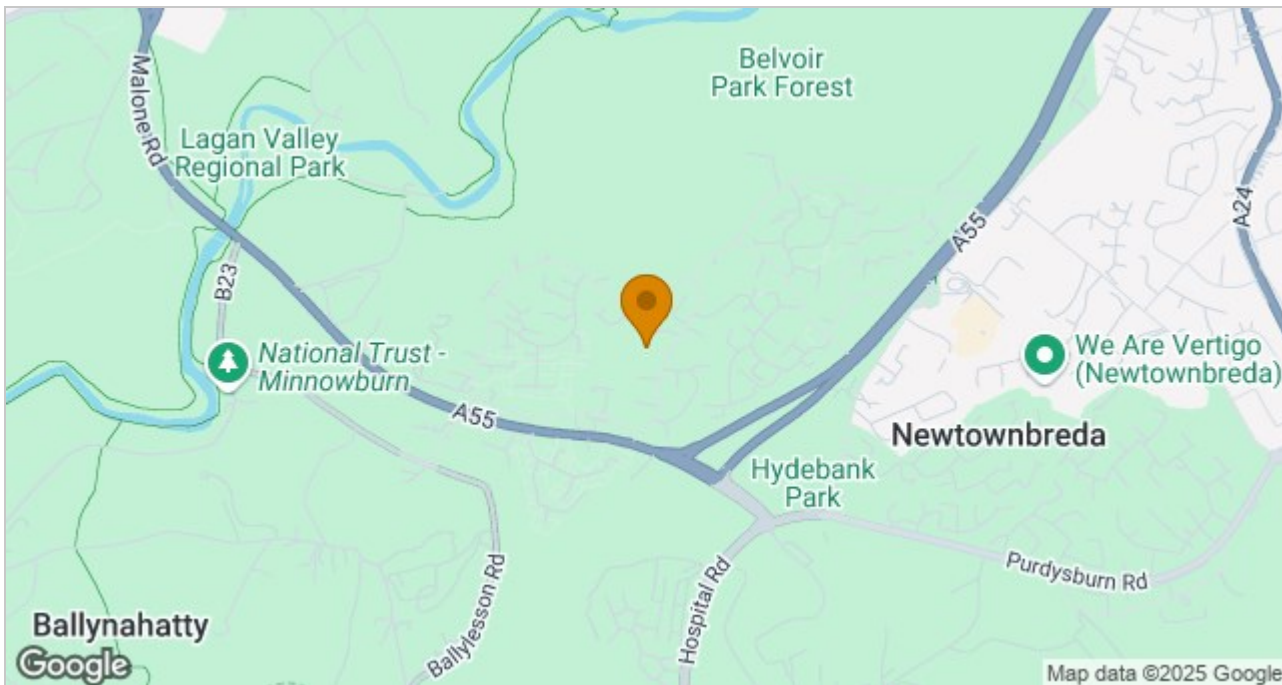


Floor Plan



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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