COLIN GRAHAM RESIDENTIAL

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16 Ashleigh Manor, Belfast, BT9 6JY

- First Floor Apartment
- Two Double Bedrooms
- Kitchen Area
- Gas Heating; Double Glazing
- Communal Landscaping and Parking
- 'Own-Door' Access
- Lounge Through Dining Room
- Bathroom; White Suite
- Private Balcony
- Convenient, Well Sought After Location

Offers Over £184,950

EPC Rating C





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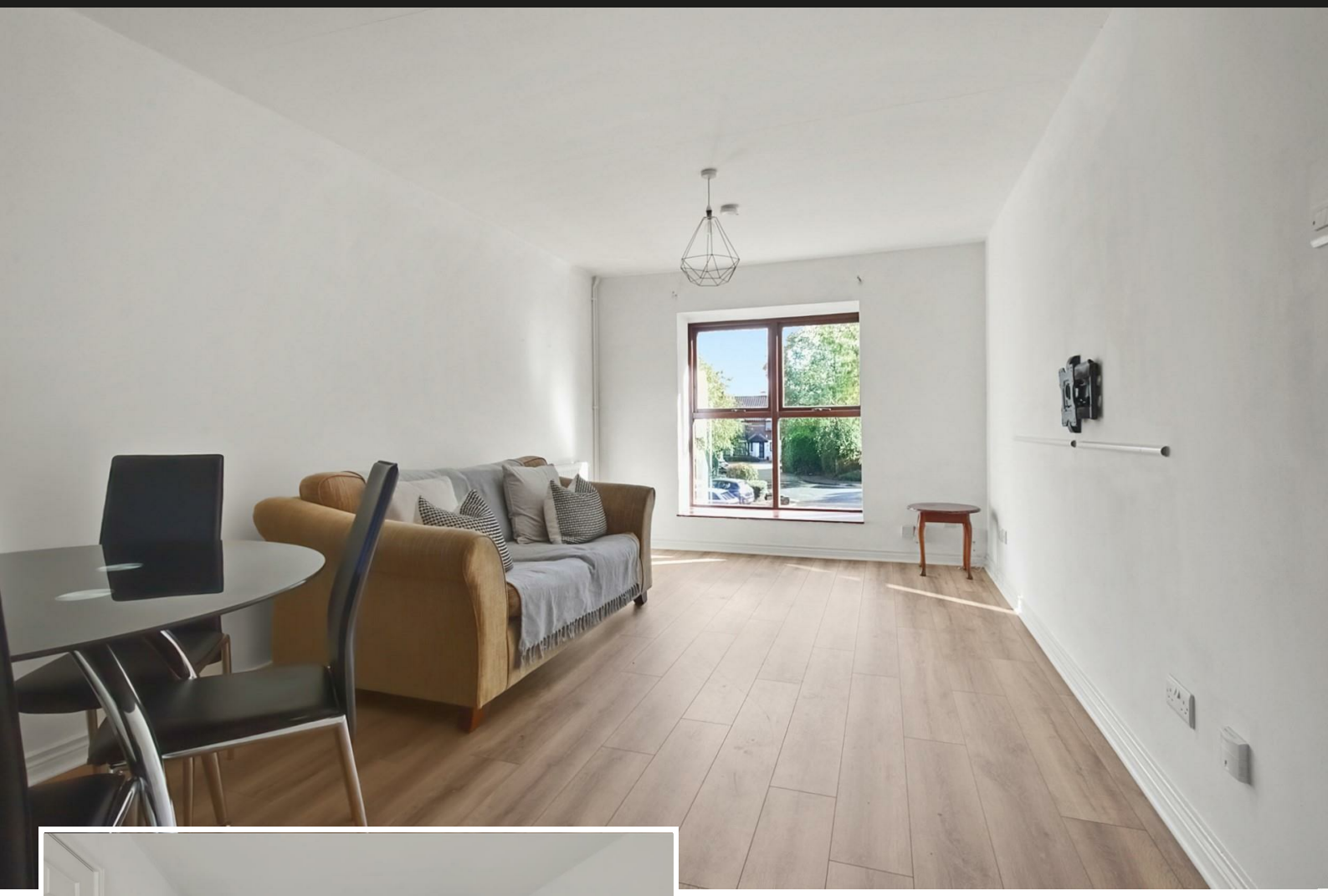
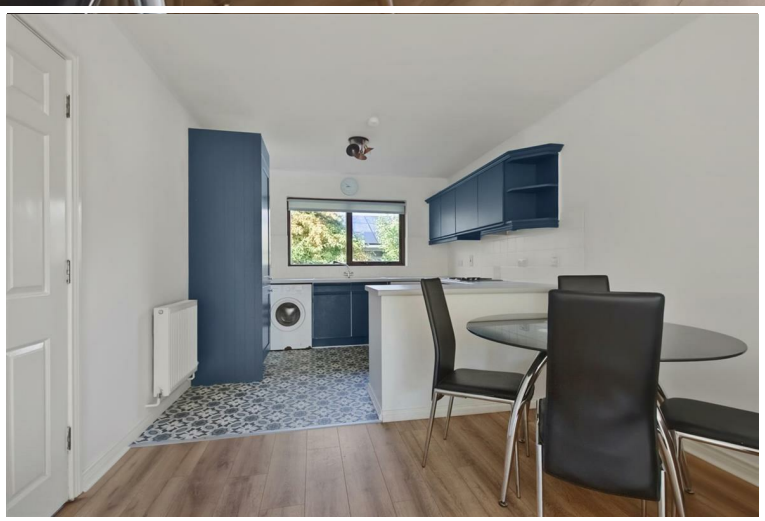




PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

Hardwood, glass panelled front door. Stairwell leading to first floor.

LANDING

Wood laminate floor covering. Access to roof space.

LOUNGE THROUGH DINING ROOM 17'8" x 10'5"

Box bay window to front elevation. Wood laminate floor covering. Open through to:







KITCHEN AREA 10'5" x 9'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Colour coded 1.5 bowl sink unit with draining bay. Integrated hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine and slimline dishwasher. Splashback tiling to walls. Gas fired central heating boiler.

BEDROOM 1 13'1" x 9'6"

Double doors leading to walk in wardrobe. Hardwood, double glazed, sliding patio door leading to private balcony area.

BEDROOM 2 10'1" x 6'8"

BATHROOM

Contemporary, white three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled main shower unit and glass shower screen over bath. Chrome towel radiator. Half tiling to walls. Access to shelved store.

EXTERNAL

Communal landscaping and parking area.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).





The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Well presented, own-door, two bedroom, first floor apartment, conveniently positioned off Windsor Avenue, South Belfast, within walking distance to the shops and amenities of Lisburn Road.

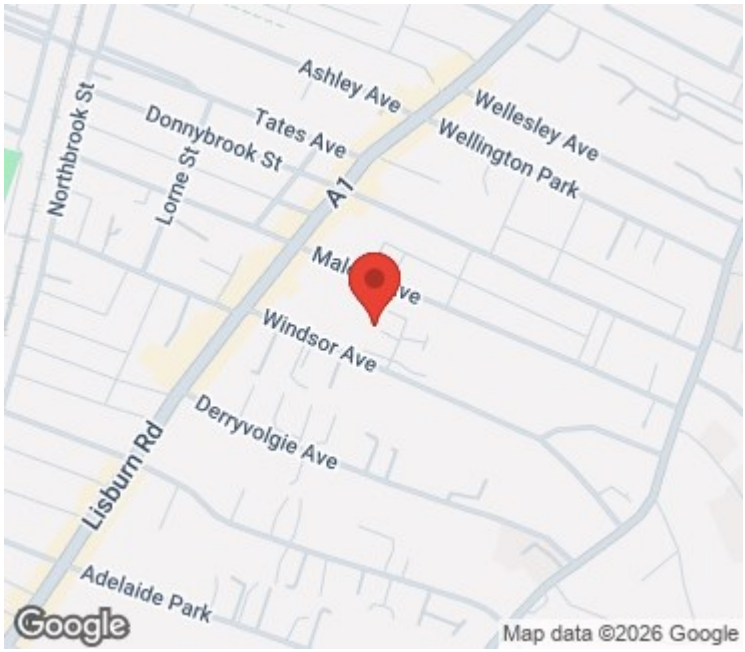
The property comprises private entrance hall, landing, open plan lounge through dining room with kitchen area, two double bedrooms, to include principal bedroom with walk in wardrobe and private balcony area, and bathroom with white, three piece suite.

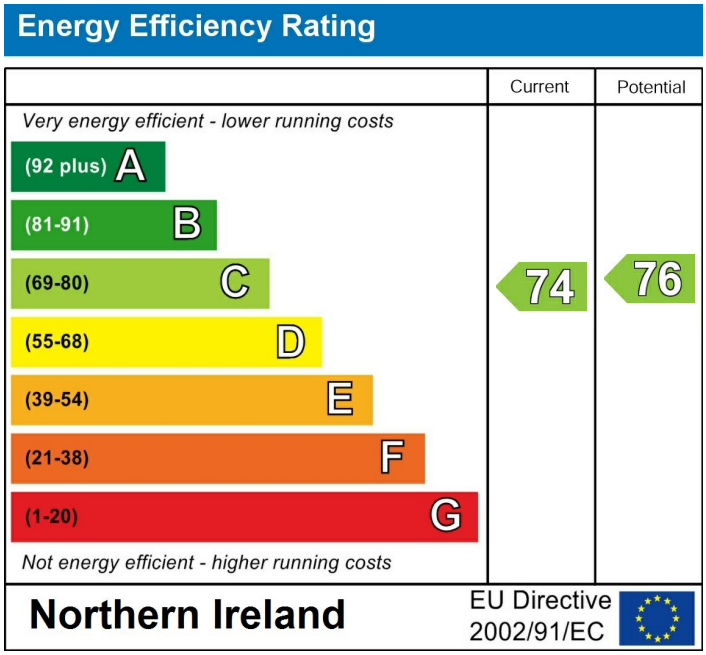
Externally, the property enjoys communal landscaping and communal parking area.

Other attributes include gas heating and double glazing.

Ideal first time buy, down-size or buy to let investment alike.

Early interest highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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