

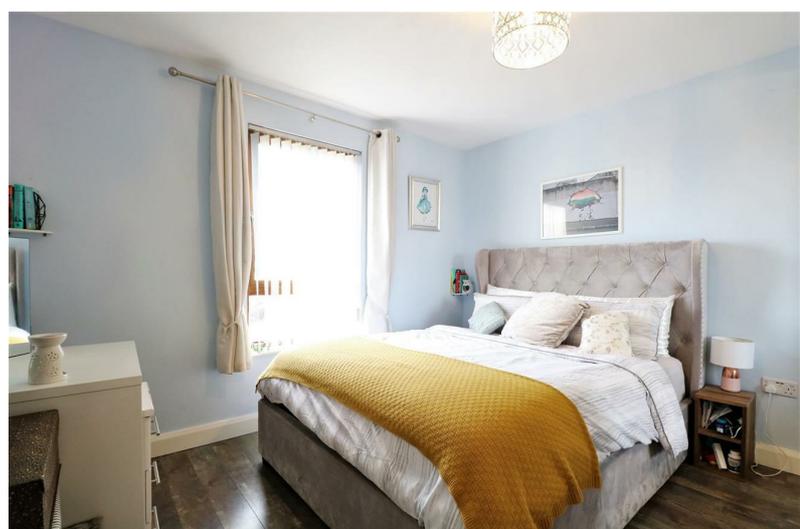


## 12a Heath Lodge Square, Belfast, BT13 3WG

- Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Deluxe Bathroom With Three Piece Suite
- Communal Parking Areas
- Convenient Location
- Well Proportioned Bedroom
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Communal Gardens
- Ideal First Time Buy / Buy To Let Investment

Offers Over £79,950

EPC Rating C



12a Heath Lodge Square, Belfast, BT13 3WG



## PROPERTY DESCRIPTION

### ACCOMMODATION

### COMMUNAL ENTRANCE HALL

Hardwood front entrance door. Tiled floor. Stairwell to upper floors. Intercom entry system.

### PRIVATE ENTRANCE HALL

Oak veneer front door. Quality wood laminate floor covering.



## **OPEN PLAN LIVING / KITCHEN / DINING 30'3" x 10'4" (wps)**

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Ceramic sink with mixer tap. Integrated gas hob with retractable extractor canopy over. Integrated oven. Space for American style fridge freezer. Plumbed for automatic washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Splash back tiling to walls. Tiled floor (to kitchen area only). Quality wood laminate floor covering to lounge through dining area. Dual aspect windows, with twin windows to front elevation. Intercom phone entry handset.



## **BEDROOM 11'5" x 10'10" (wps)**

Quality wood laminate floor covering. Fitted wardrobes finished in mirrored sliding doors and separate fitted wardrobe.



## **DELUXE FULLY TILED BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled shower unit and glass shower screen over bath. Chrome towel radiator.

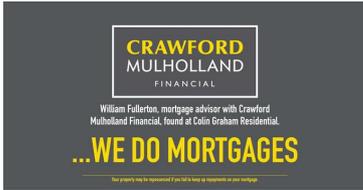
## **EXTERNAL**

Communal parking area plus additional overflow/guest parking area.  
Communal gardens.

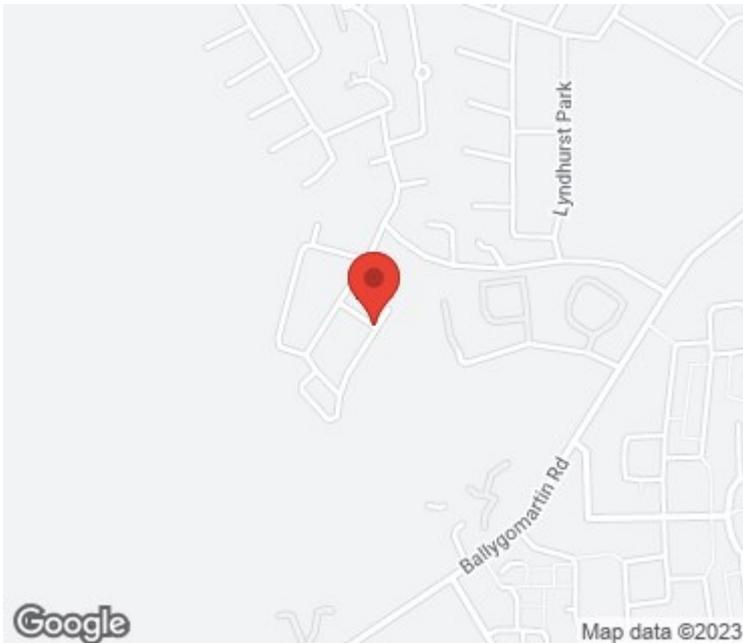
## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





*Immaculately presented, one bedroom, ground floor apartment, located within the popular Heath Lodge development, conveniently situated off the Ballygomartin Road, Belfast, in close proximity to local amenities and main commuter networks. The property comprises communal entrance hall with intercom entry system, private entrance hall, open plan living/kitchen/dining with modern fitted kitchen, well proportioned bedroom with fitted wardrobes, and deluxe bathroom with white three piece suite. Externally the property enjoys communal parking area plus additional overflow/guest parking area and communal gardens. Other attributes include gas fired central and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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