COLIN GRAHAM RESIDENTIAL

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Apartment 5 4 Palace Gardens, Belfast, BT15 5DT

- Top Floor Apartment
- Lounge; Twin Windows To Front Elevation
- Bathroom With White Suite
- PVC Double Glazing
- Convenient Location
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Communal Garden To Rear
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £99,950

EPC Rating D





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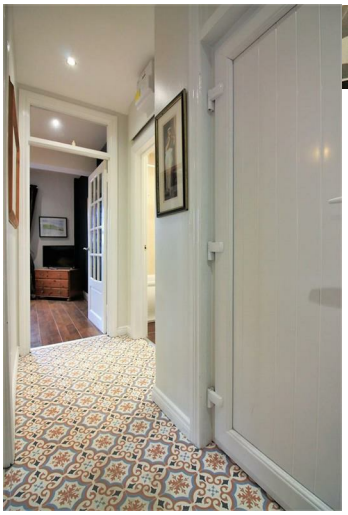


PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

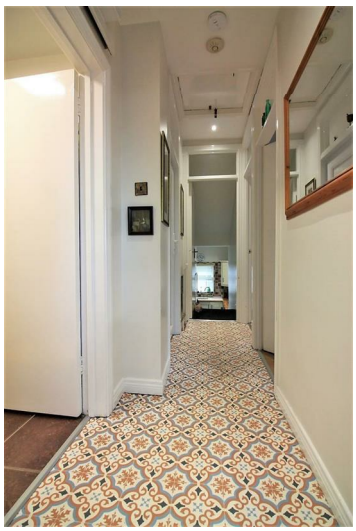
Front door with intercom entry system. Stairwell to upper floors.

ENTRANCE HALL

PVC front door. Access to roof space. Glass panelled door leading to:

LOUNGE 13'1" x 9'9"

Twin windows to front elevation. Wood laminate floor covering.







KITCHEN 9'0" x 8'5"

Modern fitted kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Ceramic sink with drainer bay. Integrated gas hob with extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. PVC double glazed back door.

BEDROOM 1 9'4" x 9'2"

Wood laminate floor covering.

BEDROOM 2 9'4" x 7'1"

Wood laminate floor covering.

BATHROOM

White three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit over bath (pressurised system).

EXTERNAL

Communal gardens to rear.

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.

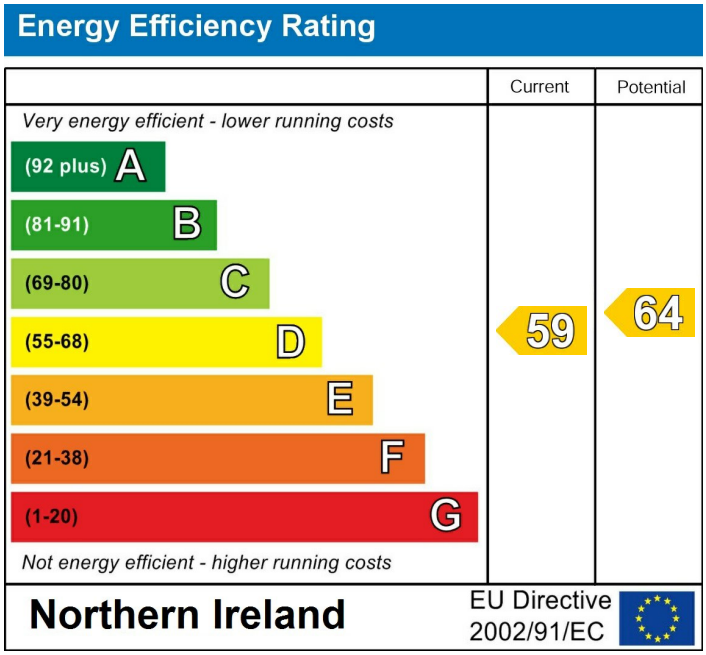






Well presented, two bedroom, top floor apartment enjoying views towards Cave Hill, conveniently located on Palace Gardens, situated off Antrim Road, Belfast. The property comprises communal entrance hall with intercom entry system, private entrance hall, lounge with twin windows to front elevation, modern fitted kitchen, two well proportioned bedrooms and bathroom with white three piece suite. Externally the property enjoys communal garden to the rear. Other attributes include gas fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing is highly recommended to avoid disappointment.





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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Shortlisted TheNegotiator Awards 2019

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