



## 18 Fortwilliam Grange, Belfast, BT15 4AU

- Second Floor Duplex Apartment
- Lounge; Juliet Balcony
- Bathroom; White Suite
- PVC Double Glazing
- Communal Parking
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Communal Landscaping
- Convenient Location

Offers Over £124,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Intercom entry system.

#### PRIVATE ENTRANCE HALL

Wood laminate floor covering Access to cloakroom. Stairwell to first floor.

#### LOUNGE 16'0" x 11'11"

Wood laminate floor covering. Fitted shelving. PVC double glazed sliding patio doors to juliet style balcony.



## **KITCHEN WITH INFORMAL DINING AREA 11'9" x 9'4"**

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Fitted shelving units. Access to under stairs store. Tiled floor.

## **FIRST FLOOR**

### **LANDING**

Access to shelved store.

### **BEDROOM 1 16'0" x 11'11"**

View towards Knockagh.

### **BEDROOM 2 12'6" x 9'10" (wps)**

View towards Belfast. Built in double wardrobe.

### **BATHROOM**

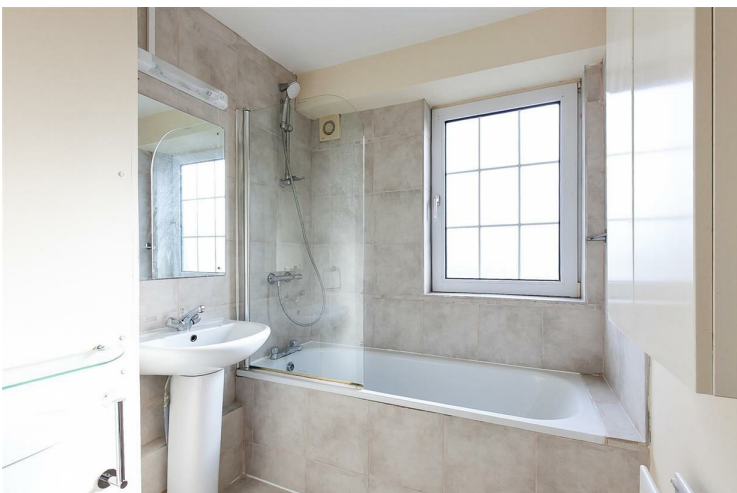
White, three piece suite comprising tiled encased bath, pedestal wash hand basin and WC. Thermostat controlled main shower and glass shower screen over bath. Part tiling to walls. Tiled floor.

### **EXTERNAL**

Communal landscaping and parking.

## **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.





**Well presented, two bedroom, second floor duplex apartment, situated within the popular Fortwilliam Grange development, Fortwilliam Park, North Belfast.**

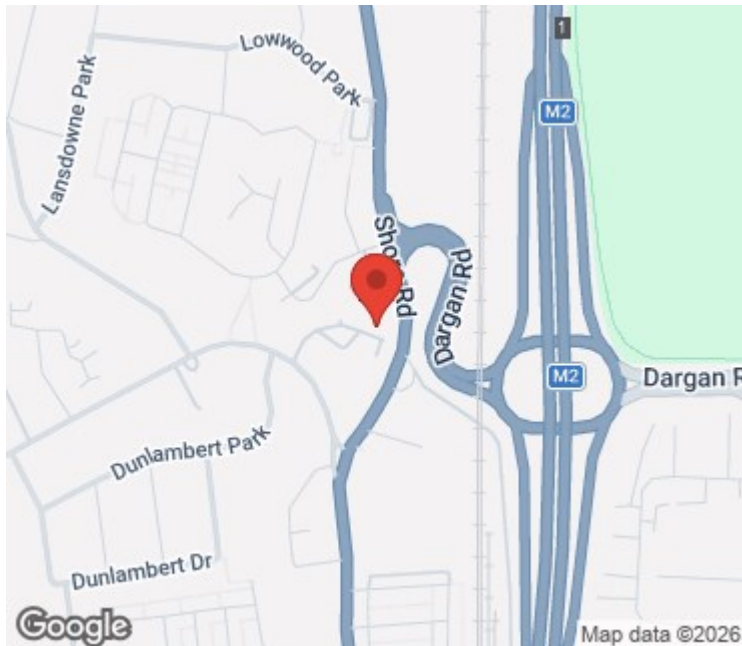
**The property comprises communal entrance hall, private entrance hall, lounge, kitchen with informal dining area, two double bedrooms, and bathroom, with white, three piece suite.**

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

**Other attributes include gas heating, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let alike.**

**Early viewing highly recommended.**



### 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>78</b>	<b>78</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	

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