COLIN GRAHAM RESIDENTIAL

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Apartment 77 Bass Buildings, Alfred Street, Belfast, BT2 8EA

- First Floor Apartment
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Lift And Stair Access To Upper Floors
- Prime City Centre Location
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Gas Heating; Double Glazing
- Access To Central Communal Garden Area
- No Onward Chain

Offers Over £154,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Lift and stair access to upper floors.

PRIVATE ENTRANCE HALL

Wood laminate floor covering. Access to shelved cloakroom.

LOUNGE THROUGH DINING ROOM 21'1" x 10'5"

Picture window to rear elevation. Wood laminate floor covering.







KITCHEN RECESS 8'11" x 6'1"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Plumbed for automatic washing machine. Splash back tiling to walls. Wood laminate floor covering.

PRINCIPAL BEDROOM 11'5" x 11'4" (wps)

Built in wardrobe. Built in store with gas fired central heating boiler. Wood laminate floor covering.

EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, floating vanity unit and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Wood laminate floor covering,

BEDROOM 2 11'6" x 8'7" (wps)

Built in wardrobe. Wood laminate floor covering.

BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Chrome towel radiator. Part panelling to walls. Wood laminate floor covering.

EXTERNAL

Access to central communal garden area.

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.

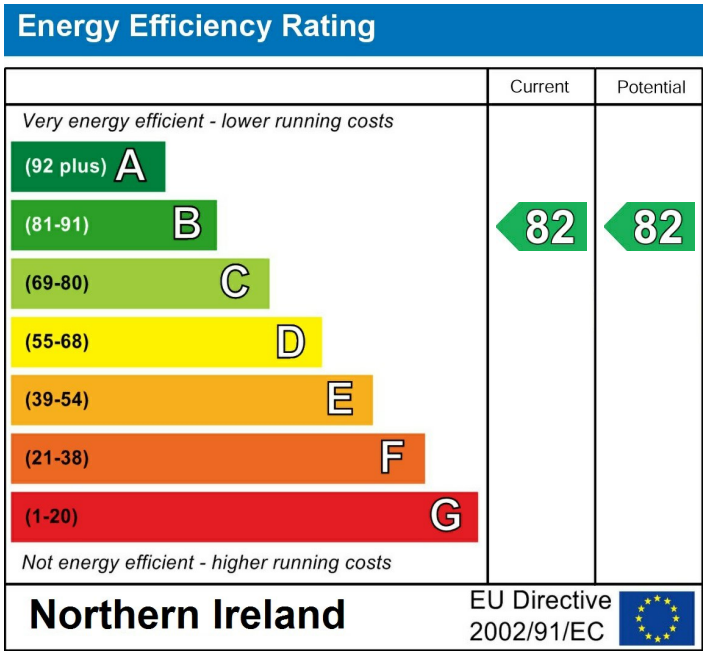






Immaculately presented, spacious, two bedroom first floor apartment, conveniently located on Alfred Street, Belfast City centre, in close proximity to shops, amenities, public transport routes and main commuter networks. The property comprises communal entrance hall with lift and stair access to upper floors, private entrance hall, lounge through dining room with picture window to rear elevation, modern fitted kitchen, two well proportioned bedrooms, to include principal bedroom with en suite shower room, and bathroom with contemporary three piece suite. Externally the property enjoys access to a central communal garden area. Other attributes include gas fired central heating, double glazing and convenient location. Early viewing 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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