

2 Brookhill Avenue , Belfast, BT14 6BS

**Offers In The Region Of
£115,000**

Spacious 1st Floor Apartment Set Within This Most Popular Apartment Scheme

A spacious first floor apartment holding a prime position within this most desirable apartment development in this most vibrant and popular location. The interior comprises 2 bedroom, lounge into bay with open plan dining leading to integrated kitchen with built-in oven and hob, integrated under fridge and newly fitted white bathroom suite. The dwelling further offers double glazed hardwood windows, gas central heating, utility cupboard, wood laminate and ceramic floor covering, intercom entry and feature secluded communal garden.

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

2 Brookhill Avenue

, Belfast, BT14 6BS



- Spacious Modern Built 1st Floor Apartment.
- Hardwood Double Glazed Windows
- Communal Garden To Rear
- Superb Invest Or Starter Home
- 2 Bedrooms Open Plan Living Dining
- Gas Central Heating
- Ever Popular Location
- Integrated Fitted Kitchen
- Utility Cupboard
- Newly Fitted White Bathroom

Communal Entrance Hall

Intercom entry.

Entrance Hall

Intercom, panelled radiator.

Utility Cupboard

Plumbed for washing machine.

Lounge into Bay

18'9" x 13'5" (5.72 x 4.10)

Wood laminate floor, panelled radiator.

Dining Area

Wood laminate floor, panelled radiator.

Kitchen

Single drainer stainless steel sink

unit, extensive range of high and low level units, formica worktops, built-under oven and gas hob, stainless steel canopy extractor fan, integrated under fridge, concealed gas boiler, partly tiled walls, ceramic tiled floor, recessed lighting.

Bathroom

White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, vanity unit, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

Bedroom

8'9" 8'4" (2.68 2.55)

Panelled radiator.

Bedroom

14'2" x 7'8" (4.32 x 2.36)

Panelled radiator.

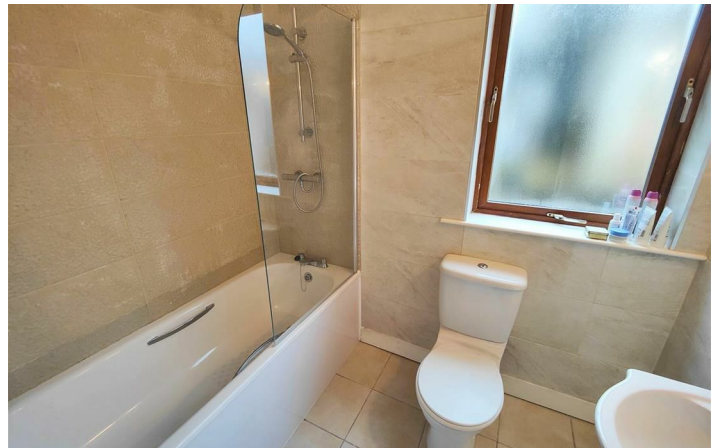
Outside

Communal gardens front and walled rear with southernly aspect.

Management Fees Approx £ 650.00 per annum.

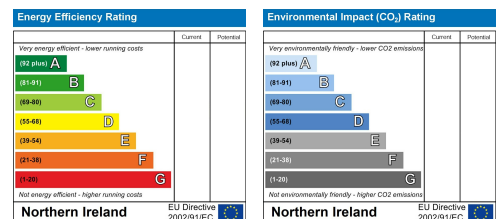


Directions



Floor Plan

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