



## 23 Heath Lodge Drive , Belfast, BT13 3WL

**Offers Around £117,500**

Superb Ground Floor Apartment With Own Door Access Situated Within This Much Admired Residential Development

A magnificent opportunity to purchase a modern built ground floor apartment with own door access perfectly positioned within this exceptionally popular development. The spacious accommodation comprises 2 bedrooms, spacious lounge open plan to newly fitted kitchen and contemporary white bathroom suite. The dwelling further benefits from double glazed windows, gas heating with new boiler, built-in slide robes, recent redecoration and offers delightful "ready to move into" accommodation for the lucky new owner.

Off street parking, own door access combines with this most sought after Ballygomartin Road location with public transport, shopping, leading schools all close to hand with Belfast City Centre just a short commute away - Early Viewing is highly recommended.

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



# 23 Heath Lodge Drive

, Belfast, BT13 3WL



- Superb Ground Floor Apartment
- 2 Bedrooms, Both With Built-in Storage
- Spacious Lounge Open Plan To Newly Fitted Kitchen
- Upvc Double Glazed Windows
- Gas Central Heating With New Boiler
- Modern White Bathroom Suite
- Recently Redecorated
- Own Door Access
- Off Street Parking

## Entrance Hall

Mahogany double glazed entrance door, built in storage, panelled radiator, wood laminate floor,

## Lounge

19'4" x 15'7" at widest (5.90 x 4.76 at widest)

Wood laminate floor, built-in storage, double panelled radiator x 2.

Open plan to

## Kitchen

Stainless steel sink unit, range of high gloss high and low level

units, formica worktops, 4 ring gas hob, under oven, integrated extractor, plumbed for washing machine, under fridge space, concealed gas boiler, ceramic tiled floor, partially tiled walls.

## Bedroom

8'11" x 8'5" (2.73 x 2.59)

Built-in storage, built-in mirrored sliderobes, wood laminate floor, double panelled radiator.

## Bedroom

13'2" x 10'0" (4.03 x 3.07)

Built-in storage, built-in mirrored sliderobes, wood laminate floor, double panelled radiator.

## Bathroom

Modern white suite comprising fully tiled double width shower cubicle, thermostatically controlled drench shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, Lvf flooring, panelled radiator.

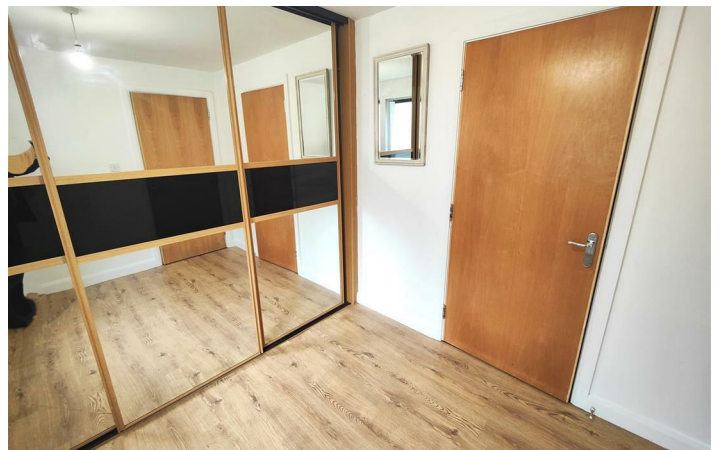
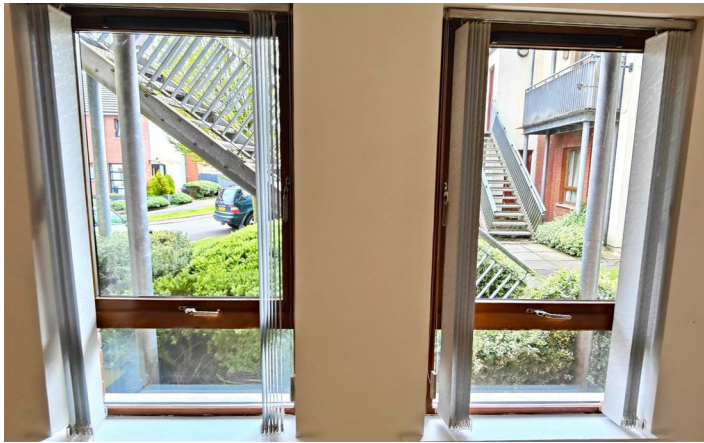
## Outside

Communal gardens, communal off street parking, communal bin store.

Management Fees Approx £ 1,104 per annum.

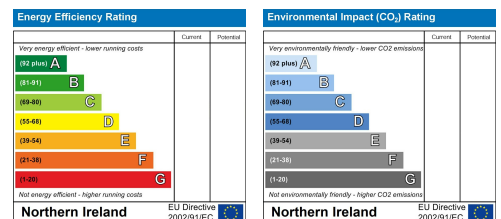


## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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