

simonBRIEN
RESIDENTIAL

20 Victoria Court,
Belfast, BT4 1RQ



Offers Over £99,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- First Floor Apartment With Its Own Front Door
- Living / Dining Room With Views Over Belfast As Far As Cavehill
- Separate Kitchen
- Two Good Sized Bedrooms
- Bathroom With Grey Suite
- Economy 7 Heating
- Double Glazing
- Allocated Parking / Additional Visitor Parking
- Super Location Close To Amenities
- Variety Of Bus Routes Nearby, Excellent Transport Links To Belfast City Centre

SUMMARY

A well presented and easily maintained first floor apartment, situated in the heart of the Holywood Road area with parking, double glazing and views over Belfast as far as Cavehill.

This is an excellent opportunity to acquire a well presented two bedroom apartment with its own front door. The kitchen has a range of units and is currently separate from the living/dining room which in turn enjoys fabulous views. Externally, there are well maintained communal areas, allocated parking, and additional visitor parking.

The location is extremely convenient with various bus services on offer, not to mention the wide variety of shops and restaurants in village areas of Ballyhackamore and Belmont. There are excellent transport links to Belfast City Centre.

An apartment that will be of appeal to a variety of purchasers due to all on offer that must be viewed to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Front door open to staircase to:



FIRST FLOOR

LIVING / DINING AREA:
16' 5" x 10' 0" (5m x 3.05m)

KITCHEN:
8' 10" x 6' 6" (2.69m x 1.98m)

Full range of high and low level units. Stainless steel single drainer sink unit with mixer taps. Recessed for cooker. Recess for fridge/freezer. Partially tiled walls.

BEDROOM (1):
11' 0" x 8' 10" (3.35m x 2.69m)

BEDROOM (2):
10' 8" x 8' 8" (3.25m x 2.64m)

BATHROOM:
Grey suite comprising, panelled bath. Low flush WC. Pedestal wash hand basin.

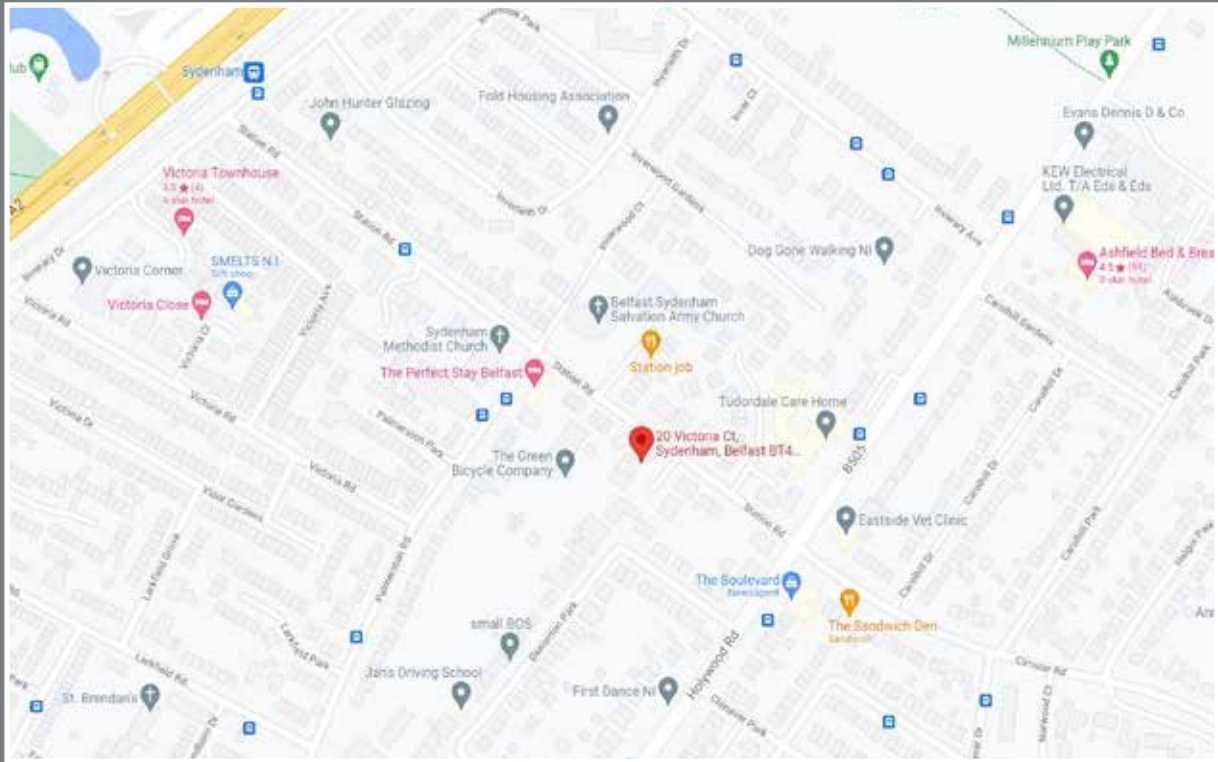
HALLWAY:
Access to roof space. Cloakroom.

OUTSIDE
Allocated car parking with additional visitor parking.

ADDITIONAL INFORMATION:

- Service Charge - £114 per quarter.
- Management Company - Bennett Estate Agents

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/L/21/SO



EPC REF: 9739-3912-3202-4089-1204

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