

simon**BRIEN**
RESIDENTIAL

Apartment 22 Cromwell Court,
Cromwell Road, Belfast, BT7 1NE



Asking Price £159,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Well Appointed First Floor Apartment in heart of Botanic Area
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Fitted Kitchen with Appliances open to Living/Dining Room
- Balcony Access
- Bathroom and Ensuite
- Gas Fired Central Heating
- Generous Storage Throughout
- Lift Access
- Secure Allocated Parking
- Popular and Convenient Location within walking distance of Belfast City Centre and Queens University

SUMMARY

Enjoying the convenience to the popular Botanic area, this first floor apartment will no doubt create interest from both owner occupiers and investors.

Within walking distance to Queens University, the City Centre and the Ormeau Road, this apartment enjoys all of the benefits of City living.

Internally, the apartment boasts spacious accommodation throughout to include two well-proportioned bedrooms, a generous living room with balcony, fitted kitchen with integrated appliances, white bathroom and an ensuite shower room. In addition there is a secure allocated parking space.

Viewing is by private appointment through our Lisburn Road Office on 02890 668888.

ACCOMMODATION

FIRST FLOOR

Hardwood door to Entrance Hall.

ENTRANCE HALL:

Two storage cupboards with gas boiler.

KITCHEN/LIVING/DINING:

19' 9" x 16' 6" (6.02m x 5.03m)

High and low level units, inset sink, 4 ring gas hob, electric oven, integrated fridge freezer, dishwasher and washing machine, tiled floor.

LIVING/DINING AREA:

Wooden floor, access to balcony.

BEDROOM (1):

12' 8" x 10' 8" (3.86m x 3.25m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure, low flush WC, pedestal wash hand basin.

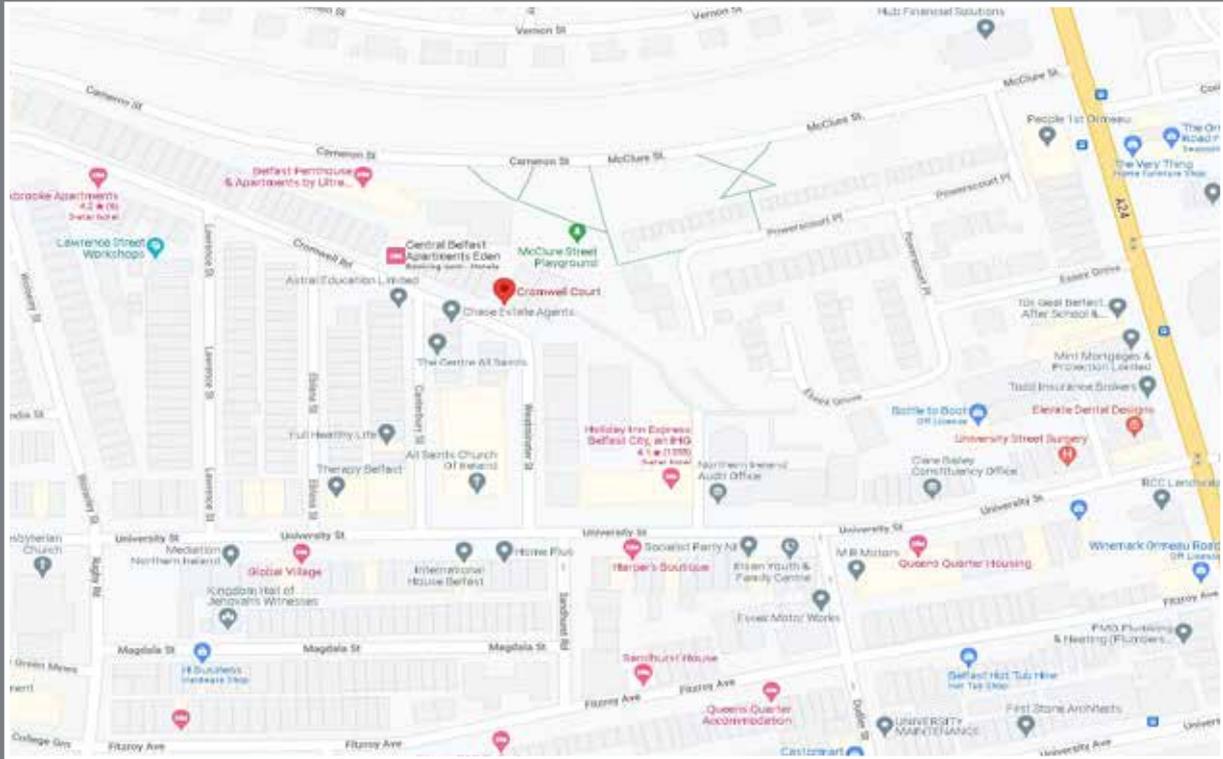
BEDROOM (2):

13' 9" x 9' 11" (4.19m x 3.02m)

BATHROOM:

White suite comprising: Panelled bath with mixer taps and telephone hand shower, low flush WC, pedestal wash hand basin.

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: ML/G/22/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9529-6059-0207-6557-9930

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.