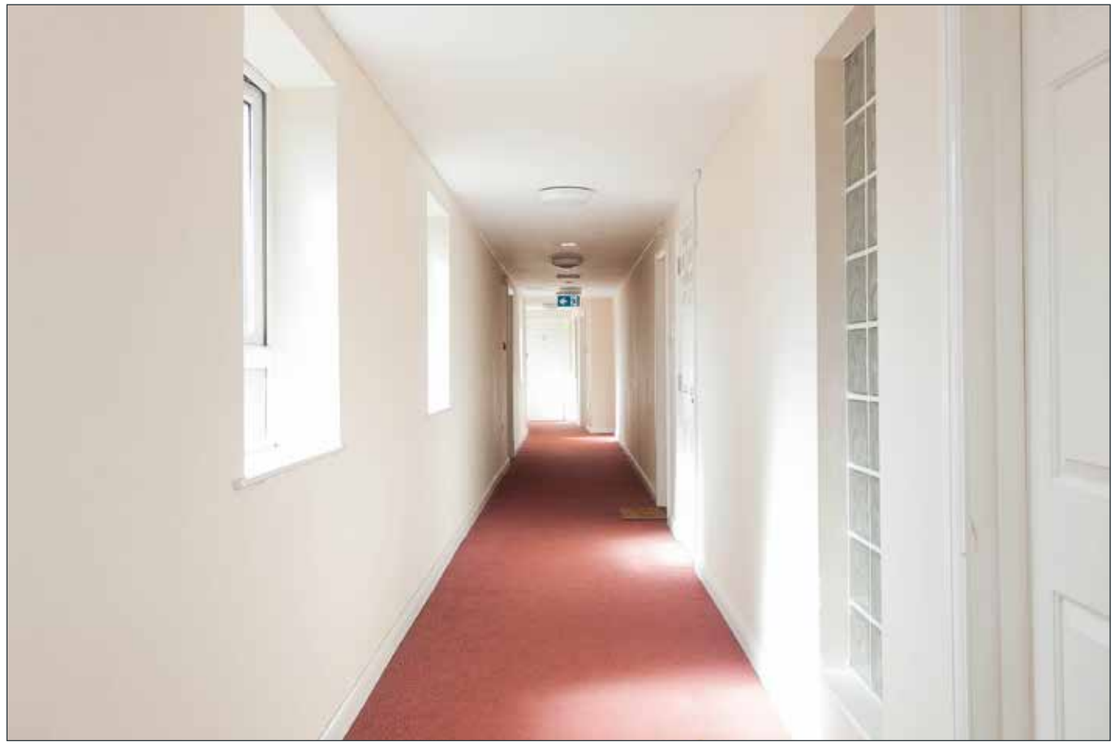
simonBRIEN
RESIDENTIAL

47 Cromwell Court, Belfast, BT7 1NE

Asking Price £149,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Well Appointed Second Floor Apartment In Heart Of Botanic Area
- Spacious Accommodation Throughout
- Two Double Bedrooms
- Fitted Kitchen With Appliances Open To Living/Dining Room
- Balcony
- Bathroom And Shower Room
- Gas Heating
- 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 shower room. In addition there is a secure allocated parking space.

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

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ACCOMMODATION

SECOND FLOOR

ENTRANCE:

Hardwood door leading to:

ENTRANCE HALL:

Storage cupboard with gas boiler.

BEDROOM (1):
10′ 2″ x 8′ 6″ (3.1m x 2.59m)

Built-in wardrobe.

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BEDROOM (2):
10′ 3″ x 7′ 8″ (3.12m x 2.34m)

BATHROOM:

White suite comprising panel bath with telephone hand shower. Low flush WC. Pedestal wash hand basin.

SHOWER ROOM:

Fully tiled shower enclosure.

KITCHEN / LIVING AREA:
23′ 2″ x 10′ 7″ (7.06m x 3.23m)

In the kitchen area – range of high and low level units. 4 ring gas hob. Electric oven. Integrated fridge/freezer, dishwasher, and washing machine.

In the living area – access to balcony.

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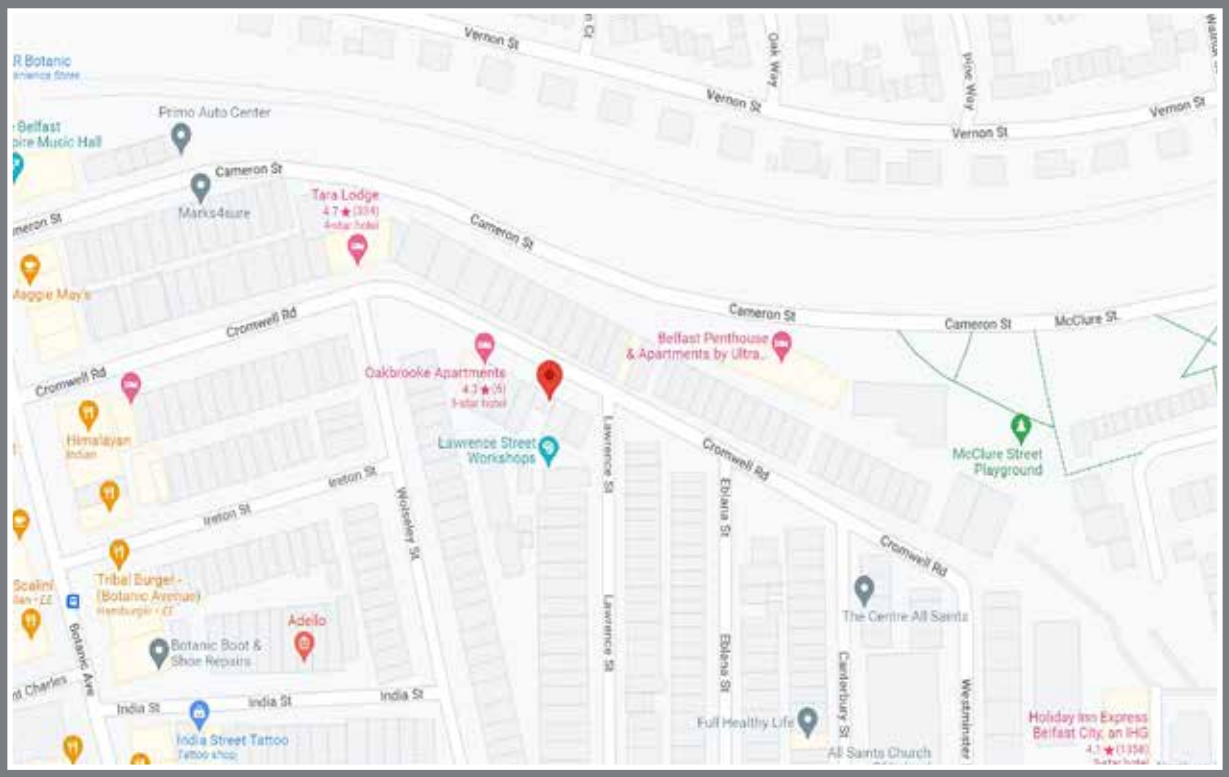
Location



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**

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The Property Ombudsman

REF: ML/I/22/SO

EPC REF: 9879-3020-7201-4622-3204

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