

simon**BRIEN**
RESIDENTIAL

Apartment 1, 35-37 Sans Souci Park,
Malone Road, Belfast, BT9 5QZ



Asking Price £185,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning South Facing, One Bedroom Ground Floor Apartment In Exclusive Gated Development
- Building Recently Renovated By Award Winning Alskea Firm
- Bright Living/Dining Area With Bay Window Open To Kitchen Area With High Ceilings
- Double Bedroom With Built-In Wardrobes
- Luxury Shower Room
- Gas Fired Central Heating, Fully Double Glazed
- Bike Store
- One Secure Allocated Car Parking Space
- Suited To Investor Or Young Professional Alike
- Well Located Area Within Minutes' Walk Of Queens University And Belfast City Centre



SUMMARY

Sans Souci Park is a well located tree lined area off Malone Road, South Belfast. The building at No. 35-37 has recently been renovated by the award winning Alskea firm to provide a beautiful small development of apartments set behind electric gates.

The apartment is situated on the ground floor of the building and offers bright and spacious accommodation to include living/dining/kitchen area with bay window, a double bedroom and a luxury bathroom.

Externally, there is one allocated secure car parking space. The property will be popular with young professionals and investors alike. Please contact our South Belfast office on 028 9066 8888 to arrange a private appointment.



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

Hardwood entrance door.

ENTRANCE HALL:

Low voltage lighting.

LIVING/DINING/KITCHEN:

21' 8" (into bay) x 13' 5" (6.6m x 4.09m)

Excellent range of high and low level units. Tiled splash back. Single drainer stainless steel sink unit with mixer tap. Four ring ceramic hob with under oven and extractor over. Integrated fridge freezer. Integrated dishwasher. Low voltage lighting. Enclosed gas fired boiler. Oak floor.

BEDROOM:

11' 4" x 10' 3" (3.45m x 3.12m) (at widest points)

Recess for wardrobe.

BATHROOM:

Panelled bath with mixer tap and telephone hand shower over. Wash hand basin and vanity unit. Low flush WC. Part tiled walls. Ceramic tiled floor. Low voltage lighting. Anti-steam mirror.

UTILITY CUPBOARD:

Plumbed for washing machine and tumble dryer. Extractor.





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/I/23/SP



	Current	Potential
Very energy efficient - lower running costs		
A 92+ plus		
B 81-91		
C 69-80	74	74
D 55-68		
E 39-54		
F 31-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9808-5756-8939-1520-6463

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