



## 42 Forest Grove, Newtownbreda Road, Belfast, BT8 6AR

**Asking Price £174,950**

Forest Grove is a mature development located in a convenient residential location off the Newtownbreda Road. This deceptively spacious top floor apartment offers fantastic internal accommodation comprising two double bedrooms, both with en suite shower rooms, an additional separate w/c and sink unit in the hallway for guest use, Spacious lounge / dining and a modern fitted kitchen with integrated appliances. In addition the property also benefits from gas heating (Worcester Boiler recently installed) and double glazed windows. Located close to many amenities, the Tesco super store, and also providing good arterial routes into Belfast city centre and motorway access, this spacious apartment that can only be fully appreciated upon internal inspection.

- Top Floor Apartment
- Lounge Open Plan To Dining
- Guest W/C
- Double Glazing
- Designated Parking
- Two Double Bedrooms Both With En-Suite Showers
- Separate Fitted Kitchen
- Gas Heating
- Communal Garden Around Perimeter Of Property
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



### **The Accommodation Comprises**

#### **Communal Entrance**

Exteriors steps providing access to 1st floor. Upvc glass panelled door, shared with the other top floor apartment, internal stairs to 2nd floor.

#### **Main Front Door**

Entrance hall. Built in storage,

#### **Lounge / Dining 26'8" x 17'2"**



At widest point, Double Upvc doors to Juliet balcony.



**Fitted Kitchen 8'9" x 8'5"**



Range of built in units with Formica work surfaces, built in 4 ring gas hob and stainless steel under oven, stainless steel overhead extractor fan, part tiled walls. Integrated dishwasher.

### Bedroom One 12'10" x 11'5"



Double Upvc doors to Juliet balcony.

### En-Suite



Comprising corner shower cubicle with chrome shower unit, pedestal wash hand basin with mixer taps, low flush w.c, double Upvc doors to juliet balcony.

### Bedroom Two 11'11" x 9'1"



### En-Suite



Comprising large walk in shower cubicle with chrome shower unit, Pedestal wash hand basin. Low flush w.c

### Inner Halway

Access to guest w/c

### Guest w/c



Low flush w.c and sink unit.

### Outside

Communal gardens around perimeter of property. Designated parking.

### Management Company

Managing agent details are below:

CSM Property Management Ltd

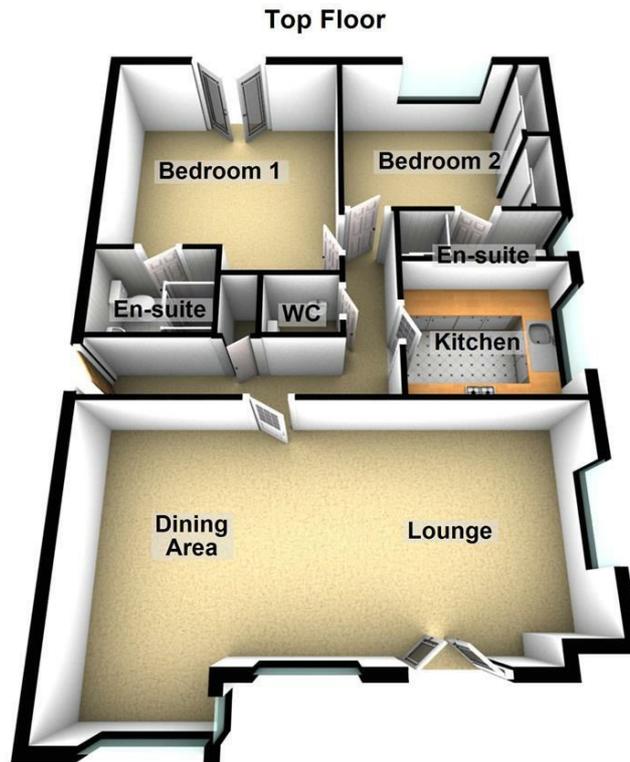
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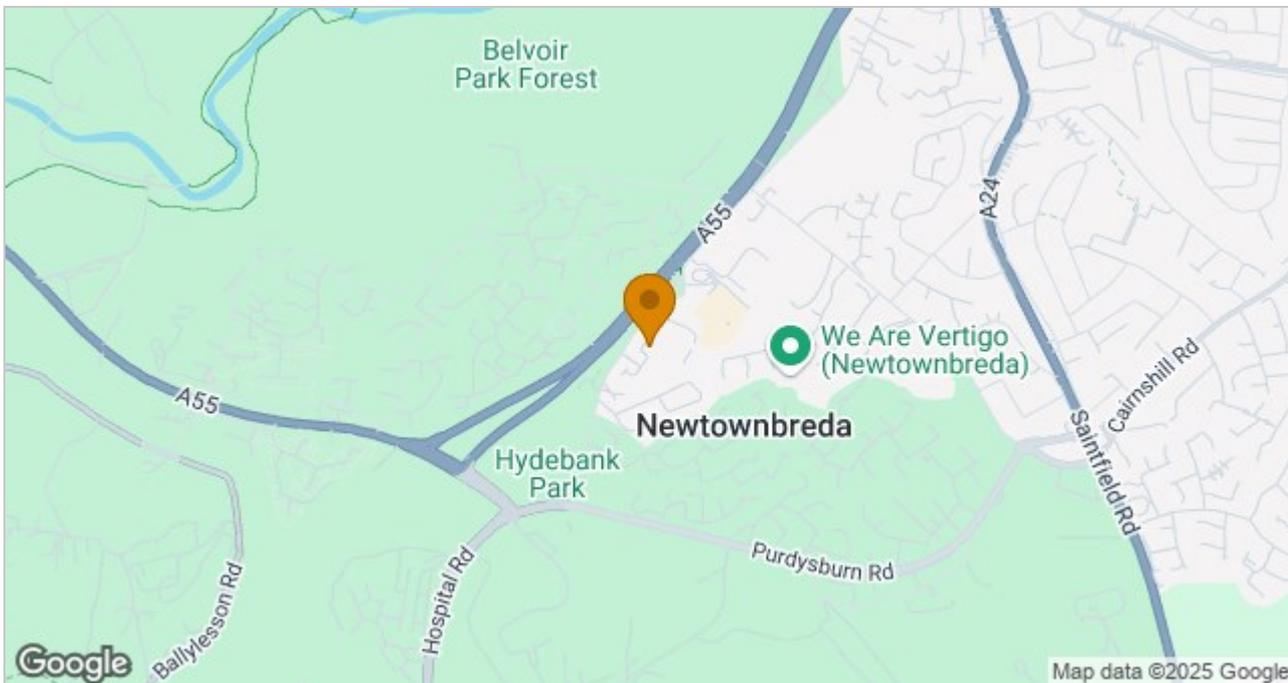
BELFAST

BT17 9AE Service Charge for period 1st Jan 2025 to 31st December 2025 £960.95 plus balance brought forward of £171.42 = £1132.37

## Floor Plan



## Area Map



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