ULSTER PROPERTY SALES
UPS
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NETWORK STRENGTH – LOCAL KNOWLEDGE

APT 2, 2 BURGHLEY MEWS, BELFAST, BT5 7GX

OFFERS AROUND £199,950

This well presented first floor duplex apartment offers spacious and modern accommodation in a convenient East Belfast location.

Accessed via a secure communal entrance with an intercom system, the apartment comprises a welcoming entrance hall with laminate strip wood flooring and a convenient cloakroom with WC. The bright living room features laminate flooring and recessed spotlighting, while the spacious fitted kitchen offers an extensive range of high and low level units, an integrated fridge freezer and a stove oven with hob. A separate utility room provides additional storage, plumbing for a washing machine and houses the gas fired boiler.

The first floor comprises two well-proportioned bedrooms, both with Velux windows, with the principal bedroom benefiting from an ensuite shower room. The second bedroom also features built-in wardrobes. The main bathroom is fitted with a white suite comprising a panelled bath with handheld and overhead shower, vanity unit and low flush WC. Further benefits include gas fired central heating and a practical layout extending over two floors, providing comfortable accommodation throughout.

Conveniently located close to a range of local amenities, shops, schools and excellent transport links, this attractive apartment is sure to appeal to a wide range of buyers, including first-time buyers, professionals and investors seeking a low maintenance home in a popular residential location.

Key Features

- Well Presented First Floor Duplex Apartment
- Spacious Living Room With Recessed Spotlighting
- Fitted Kitchen With Extensive Range Of High And Low Level Units
- Separate Utility Room And Ground Floor Cloakroom
- Two Well Proportioned Bedrooms, Principal With Ensuite
- Modern Bathroom With Panelled Bath And Overhead Shower
- Gas Fired Central Heating
- Convenient East Belfast Location Close To Local Amenities And Transport Links

Accommodation Comprising:

Communal Reception Hall
Front door to communal reception hall, intercom to apartment, stairs to :

Front Door

Entrance Hall
Laminate strip wood flooring

Cloak Room
Low flush W/C, vanity unit with mixer tap, fully tiled flooring, part tiled walls.

Living Room
14'2 x 10'
Laminate strip wood flooring, recessed spotlighting.

Kitchen
14' x 10'6
Extensive range of high and low level units, 1 1/2 drainer stainless steel sink unit with mixer tap, integrated fridge freezer, stove oven with hob, fully tiled flooring, part tiled walls.

Utility Room
7'7 x 5'
Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls, fully tiled flooring, gas fired boiler.

First Floor Landing

Bedroom 1
11'9 x 10'5
Velux window.

Ensuite
Enclosed shower cubicle with overhead shower, vanity unit with mixer tap, low flush W/C, towel rail. part tiled walls, fully tiled flooring, Velux window.

Bedroom 2
10'7 x 9'6
Velux window, built in robes.

Bathroom
White suite comprising: panelled bath with mixer tap, hand held shower and overhead shower, vanity unit with mixer tap, low flush W/C, part tiled walls, fully tiled flooring.

Outside
Communal car park.

Additional Information
Management Fee - Approx £1200 per annum to include, communal electric, communal cleaning, window cleaning, garden maintenance, management company fees.

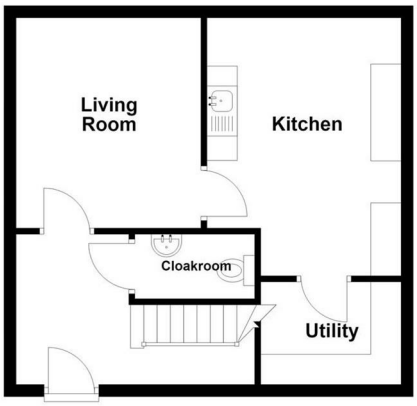
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

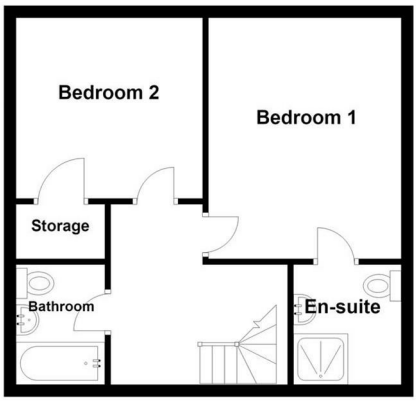
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

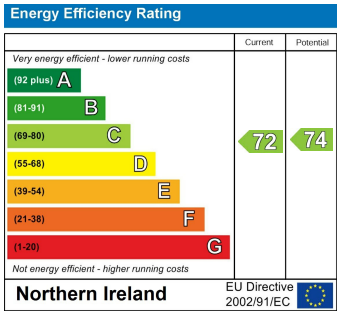
You can find more information about the legislation at www.legislation.gov.uk

Ground Floor



First Floor





Questions you may have. **Which mortgage would suit me best?**
How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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