

Alan Newell

Estate Agents & Valuers

First Floor TWO Bedroom Apartment
No 5 PARK VIEW, OLD MILLTOWN ROAD
SHAWS BRIDGE, BELFAST BT8 7SQ



This attractive, well appointed FIRST floor apartment is ideally positioned close to the junction of Old Milltown Road with Milltown Road (A55) enjoying a superb outlook across the undulating countryside of the lagan valley. It is located in a purpose built block with both front and gable wall windows to obtain maximum brightness in all rooms including the bathroom and the ensuite. A secure site with gated entrance and individual door entry systems the site offers one dedicated car parking space together with visitor parking in common with other residents. It is just beside convenient local shopping and only a short drive from Shaws Bridge, the Lagan toe path and other facilities in South Belfast. Internally the accommodation which has wood laminate flooring or tiled surfaces throughout has smooth plastered neutral emulsioned walls, white panelled internal room doors with brass lever action handles and moulded skirting and architraves, comprising briefly of large living room with dining area, recessed kitchen with separate window, TWO bedrooms one with ensuite shower room and main bathroom. Phoenix gas heating is installed and the property has Upvc double glazed windows most with outlook across adjoining greenery and beyond. EPC: B81/B82

Asking Price
Offers Around £97,500-00

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Ground Floor Entrance Door (at rear) Security controlled buzzer and answer phone entry with gentle rising stairs to First Floor (no lift)

First Floor: Spacious internal hall with wood laminate flooring and useful walk in storage cupboard.



Living Room : 19/9 (6.3m) x 11/9 (3.58m) with benefit of two windows front and side and with pleasant outlook and well positioned to receive afternoon and evening sunshine. Wood laminate flooring. Space for dining table

Kitchen: 8/3 (2.52m) x 7/9 (2.38m) with range of high and low level units with wood doors and contrasting worktops including inset stainless steel sink top with mixer tap, integrated gas four ring hob with concealed extractor over and electric under oven, space for upright fridge/freezer and plumbing for automatic washing machine.



Master Bedroom: 13/0 (3.96m) x 9/6 (2.90m) with fitted wardrobe unit and cupboards over bed space. Wood laminate flooring, window to side with private outlook.



Ensuite: white suite comprising corner positioned shower cubicle with sliding door and New Team electric shower fitting, pedestal wash hand basin and low flush W.C. extractor fan and window, part tiled walls.



Bedroom 2: 9/3 (2.79m) x 8/6 (2.58m) with private outlook.

Main Bathroom: white suite comprising panelled bath with chrome taps, pedestal wash hand basin with tiled splash back and low flush W.C. Wall mounted extractor fan, gable window.

Central Heating: Phoenix gas central heating is installed

Tenure: Leasehold

Rates: Capital Value confirmed as £100,000-00 by Land & Property Services web site making the Domestic Rates payable to Belfast City Council for the year commencing 01 April 2015 as £713-16



Service Charge: £130-00 per quarter approximately to include charges for building insurance, external window cleaning, site landscape and lighting contribution costs.

Outside: One allocated car parking space to rear within gated compound, additional car parking in common with other owners.

EPC: B81/B82



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	81	82
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		