



9 Greenwich Mews, Belfast
 Total Area, 75.45 sq.m (812.14 sq.ft)
 Plans for illustrative Purposes Only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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RATES: 2021/2022 **APPROX:** £1,204.95 **MANAGEMENT FEE:** APPROX £1,080 PA

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Asking Price:
£175,000

Viewing: By appointment through agent



Apt 9, 2 Greenwich Mews
Upper Lisburn Road
Belfast
BT10 0FL

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- Well-presented first floor low maintenance two bedroom apartment
- Open plan kitchen/ dining/ living area with faux balcony
- Communal parking, lift and stair access
- Gas fired central heating and double glazing throughout
- Superb location within a gated development
- Spacious family bathroom with three piece suite
- Two generous bedrooms, master with en-suite shower room
- Excellent access to major motorway links and arterial roads to city centre



2



1+



2



Yes

Communal Entrance

Lift and stair access to first floor

Entrance Hall

3.45m (11'4) x 3.05m (10')

Suitable as a dining area with ceramic tiled flooring, recessed spotlights, storage cupboard



Bathroom

2.9m (9'6) x 1.98m (6'6)

Ceramic tiled floor, fully tiled walls, pedestal wash hand basin, low flush WC, panelled bath with mixer taps and telephone hand shower, storage cupboard, recessed spotlights and extractor fan



Living/Dining Area

4.5m (14'9) x 3.81m (12'6)

Laminate wooden flooring, double doors to faux balcony

Bedroom 1

3.68m (12'1) x 4.01m (13'2)

Laminate wooden flooring

En-suite Shower Room

2.92m (9'7) x .91m (3')

Tiled floor, tiled walls, pedestal wash hand basin, low flush WC, tiled shower cubicle with thermostatically controlled shower, recessed spotlights, and extractor fan



Kitchen

3.94m (12'11) x 3.81m (12'6)

Ceramic flooring, range of high and low level units, tiled walls, stainless steel drainer unit with mixer taps, integrated gas hob and electric oven, stainless steel extractor fan, integrated dishwasher, generous breakfast bar and tall storage cupboard housing gas boiler. Recessed spotlights and intercom system



Bedroom 2

4.06m (13'4) x 2.29m (7'6)

Laminate wooden flooring