



### OUTSIDE

Vehicular access via Electric gates, and pedestrian gate to the side.

Allocated parking space.

Communal gardens to front in lawn bordered by mature shrubs, meanwhile there is a paved patio area to the rear of the building.



**Neil Farrell**  
Senior Mortgage and Protection Adviser

Ashwood House Riverside Office Park, Newforge Lane,  
Belfast, BT9 5NF  
T: 02890 662187 m: 07934 799202  
E: neil.farrell@mab.org.uk  
W: mortgageadvicebureau.com/belfast

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Pinpoint Offices  
Marlborough House, 348 Lisburn Road, Belfast, BT9  
6GH 188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint  
028 9068 2777  
sales@pinpointproperty.com  
pinpointproperty.com



Offers Over:  
**£160,000**



Viewing: By appointment through agent



**Apt 7 2 Chichester Manor,  
Chichester Park North,  
Belfast,  
BT15 5DR**

028 9068 2777

sales@pinpointproperty.com  
www.pinpointproperty.com

- Luxury duplex apartment within exclusive development of only 12 homes.
- Two double bedrooms.
- Lounge with bay window and casual dining space.
- Fitted kitchen with range of high and low level units.
- Family bathroom on upper level with white four piece suite.
- Downstairs W/C.
- uPVC double glazing/ gas heating.
- Communal garden in lawn, allocated secure car parking accessed via electric gates.



2



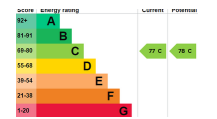
1



1



YES



YES



## About The Property:

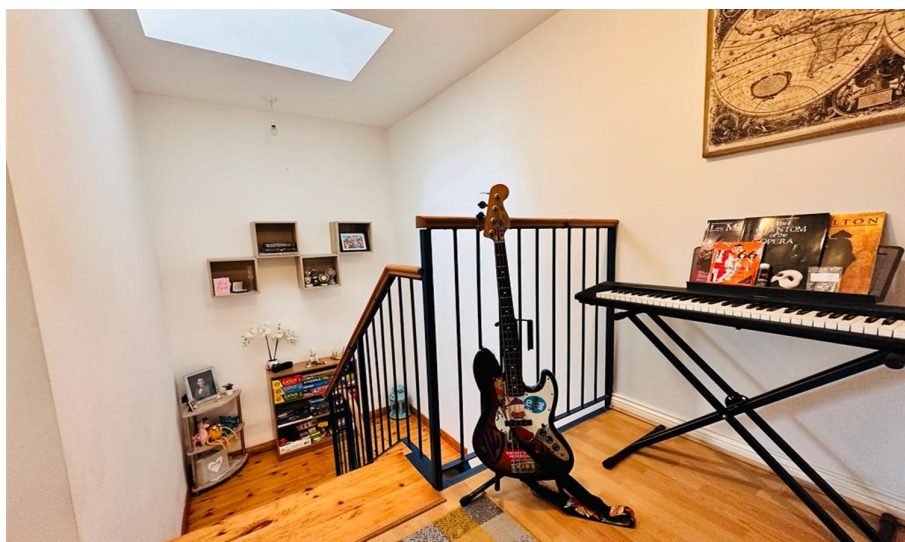
A most attractive, well-presented duplex penthouse apartment which occupies a superb situation within this exclusive and much admired development of only 12 purpose built dwellings, just off the Antrim Road on Chichester Park.

Chichester Manor has always been a very popular development with buyers due to the space, size and privacy offered in each apartment.

Accessed via its own front door, the accommodation is laid out over over two floors and comprises a large living room with bay window aspect and casual dining area, kitchen with good range of units and integrated appliances, two bedrooms, and a family bathroom with white suite. Storage within the apartment is also excellent, whilst further benefits include uPVC double glazing and gas heating.

Externally, there are communal gardens in lawn to the front, and there is an allocated car parking space to the rear.

Undoubtedly a fine apartment that will suit a professional person or couple alike.



### ENTRANCE HALL

Hardwood front door, solid wood flooring, excellent storage area, stairs to upper levels.

### FIRST FLOOR LANDING

Solid wood flooring.



### FURNISHED CLOAKROOM

Pedestal wash hand basin with tiled splash back, low flush W/C, tiled floor.

### LOUNGE/DINING ROOM 5.85M (19'2) X 5.22M (17'2)

Wood effect laminate flooring.



### KITCHEN WITH CASUAL DINING

4.35M (14'3) X 2.47M (8'1)

Fitted kitchen with range of high and low level units, formica work surfaces, stainless steel sink unit, stainless steel oven, stainless steel four ring hob, integrated fridge and freezer, plumbed for washing machine, space for tumble dryer, partly tiled walls, gas boiler, wood effect laminate floor, space for casual dining.



### SECOND FLOOR LANDING

Stairs to upper level.

### BEDROOM 1

3.99M (13'1) X 3.85M (12'8)

### BEDROOM 2

3.52M (11'7) X 3.35M (11')



### FAMILY BATHROOM

White suite comprising pedestal wash hand basin, low flush W/C, panelled bath with mixer taps, enclosed corner shower cubicle with thermostatically controlled shower, partly tiled walls, tiled floor, extractor fan