



**JOHNMINNIS**

ESTATE AGENTS &  
LETTING SPECIALISTS



Apt 9, 16 Burghley Mews | Belfast, BT5 7GX  
OFFERS AROUND £145,000





Offers Around £145,000  
Penthouse Apartment  
2 Bedrooms  
1 Reception

## Property Features

- Spacious Two Bedroom Penthouse Apartment
- Mature Aspect
- Modern Fully Fitted Kitchen with Granite Work Tops and Breakfast Island, Opening to Living Space
- Two Double Bedrooms
- Master Incorporating En Suite Shower Room
- White Bathroom Suite
- Intercom System
- Gas Fired Central Heating
- Large Storage Cupboard
- Double Glazing
- Covered Private Residents' Car Parking
- Ideally Suited to First Time Buyer, Young Professional or the Downsizing Market



# Accommodation

## Ground Floor

Communal Front Door, Stairs to...

## Second Floor

Front Porch

Reception Hall

Kitchen / Living Area  
20'3" x 12'5"

Bedroom One  
12'6" x 9'8"

En Suite Shower Room

Bedroom Two  
11'11" x 9'5"

Bathroom

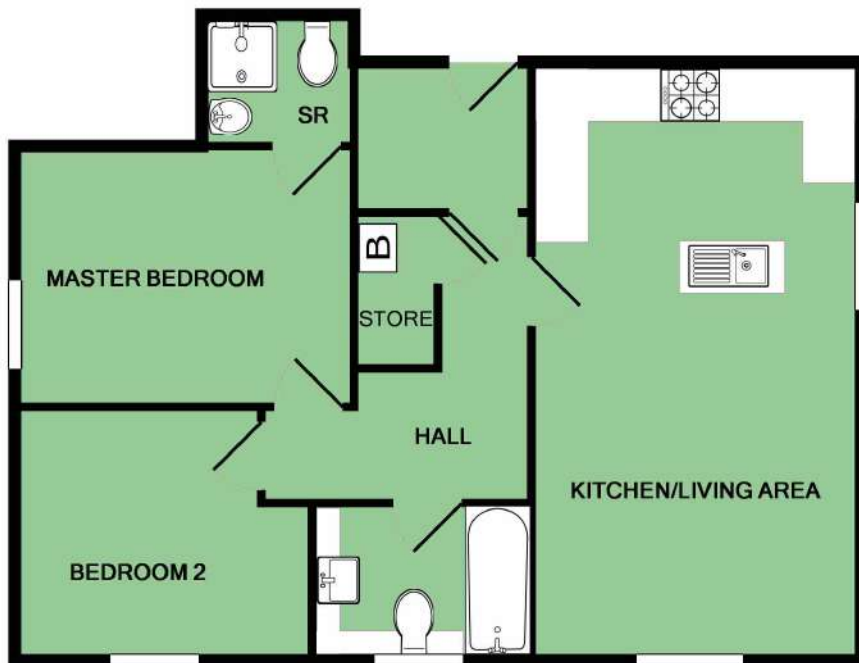
## Outside

Outdoor Storage Cupboard. One Allocated Car Parking Space

Management fee: Approx. £250 per quarter.

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)

This penthouse apartment will appeal to the young professional, investor or someone looking to downsize. Ideally situated, this apartment offers ease of access to the city commuter. Internally it offers bright and spacious accommodation. Of particular note is the modern fully fitted kitchen, with granite work tops, open to living space and mature aspect over Cherryvalley. The apartment is further enhanced by a separate white bathroom and two double bedrooms, with master incorporating an en suite shower room. Additional benefits include excellent storage, uPVC double glazing, gas fired central heating and covered car parking. This property will impress even the most discerning of purchaser.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Directions

Burghley Mews can be located off the King's Road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	75	77
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(01 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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