

028 9187 8956

Estate Agent of the Year  
Northern Ireland 2016

Tim Martin  
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CELEBRATING 30 YEARS IN BUSINESS



**13 Inver Court, off Inverary Avenue,  
Belfast, BT4 1RS**

OFFERS  
AROUND

**£115,000**

Situated in the east of Belfast City, this spacious and modern apartment is perfect for the first time buyer, young couple or investor alike.

This beautifully appointed first floor apartment, situated in a quiet courtyard is convenient to the City Centre and enjoys modern living at its best. The property boasts a superb open plan kitchen, living and dining area with access to a Juliet balcony, two excellent sized bedrooms and separate bathroom fitted with a modern white suite.

The property is further enhanced by gas fired central heating, double glazing and a single off street car parking space. Close to Belfast City Centre, excellent schools, shops and public transport this property is sure to tick lots of boxes for many purchasers.

- Modern & Spacious First Floor Apartment
- Situated in East Belfast
- Open Plan Kitchen, Living and Dining Area
- Two Excellent Sized Bedrooms
- Modern Fitted Principal Bathroom
- Gas Fired Central Heating
- Double Glazing
- Designated Car Parking Space
- Perfect For First Time Buyer, Young Couples Or Investor
- Close to a Host of Local Amenities, Public Transport and Belfast City Airport.

## ACCOMMODATION

### Communal Entrance and Stairs Leading to First Floor:

#### Entrance Hall

Wood laminate floor.

#### Lounge 4.57m (15'0) x 3.66m (12')

Wood laminate flooring; sliding patio door to Juliet balcony; telephone entry system; tv and telephone connection points; open plan to:

#### Kitchen 3.43m (11'3) x 2.08m (6'10)

Single drainer stainless steel sink unit with mixertaps; range of painted finish eye and floor level cupboards and drawers; formica worktops; integrated Logik electric under oven and four ring electric hob; extractor canopy over; space and plumbing for washing machine; space for fridge freezer; Valliant gas boiler; ceramic tiled floor; part tiled walls.





### **Bedroom 1**

**3.38m (11'1) x 3.07m (10'1) (Max Measurements)**

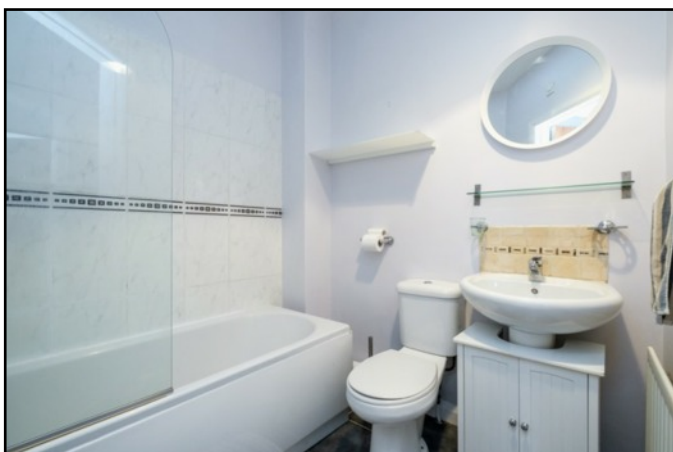
Wood laminate floor.



### **Bedroom 2**

**3.51m (11'6) x 2.06m (6'9) (Max Measurements)**

Wood laminate floor.



### **Bathroom**

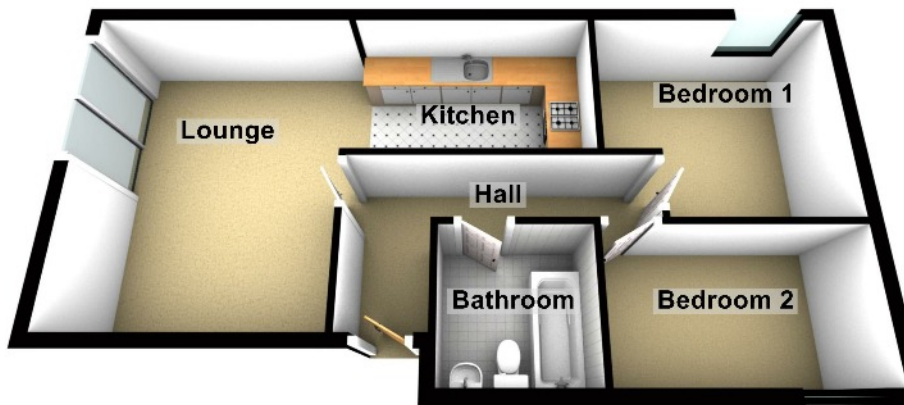
**2.03m (6'8) x 1.93m (6'4) (Max Measurements)**

Modern white suite comprising panelled bath with mixer taps and telephone shower attachment; glass shower panel; wash hand basin with chrome Mono mixer tap and cupboard under; close coupled wc; ceramic tiled floor; extractor fan; part tiled walls.



### Parking

Designated car park space; bin storage area.



This floor plan is for illustrative purposes only.  
Plan produced using PlanUp.

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	79	81
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

**CAPITAL/RATEABLE VALUE** £75,000

**RATES PAYABLE** £592.85 per annum (approx)

**MANAGEMENT FEES** £25.00 pcm



#### VIEWING

By Appointment with Agent



#### HOW MUCH IS YOUR HOUSE WORTH?

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no obligation valuation



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