

RODGERS & FINNEY

Estate agents and letting specialists

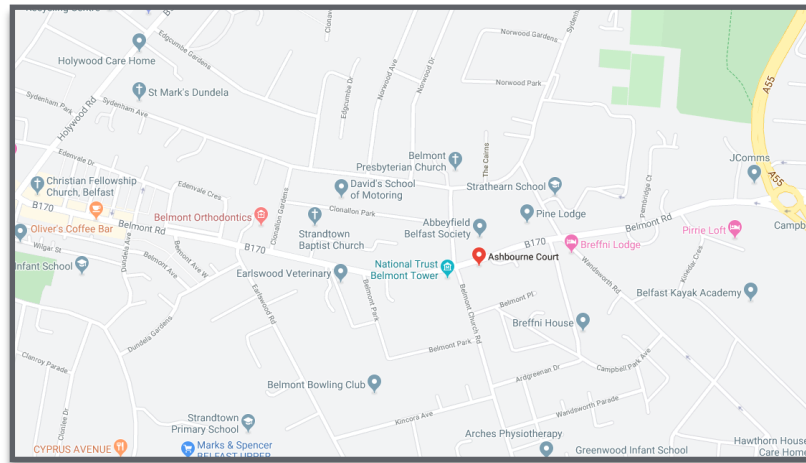
10 Ashbourne Court
225-227 Belmont Road
Belfast
BT4 2AH



FOR SALE
£199,950

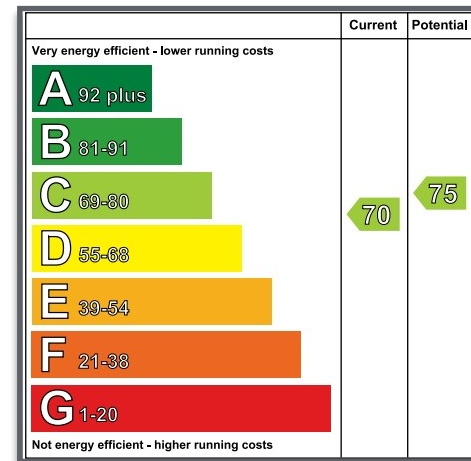
LOCATION

Travelling along the Belmont Road out of Belfast, Ashbourne Court is located on the right hand side just after Belmont Church Road.



EFFICIENCY RATING (EPC)

Current C70 Potential C75



RATES

The rates assessment for the year 2019/2020 is £979.50 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.



**ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE**

AWARD WINNING



DISCLAIMER

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& FINNEY**



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letting specialists**

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Belfast, BT4 3JF

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- 'Queen Anne' Style First Floor Duplex Apartment
- Most Convenient Location on Belmont Road
- Personal Front Door to Entrance Hall/ Staircase
- 'L-shaped' Open-Plan Kitchen / Living / Dining Room
- Hand Painted, Solid Wood, Fitted Kitchen Units
- Three Bedrooms, One with Built-in Cupboard
- Luxury Bathroom with Contemporary White Suite
- Multiple Large Storage Cupboards
- Natural Gas Fired Central Heating System
- Timber Framed Sliding Sash Windows
- Plentiful Resident and Visitor Parking Available
- Leading Local Primary and Secondary Schools
- Shops, Restaurants and Amenities in Proximity
- Nearby Public and Private Transport Links
- Management Company INVESTA (N.I.) £250/quarter



THE PROPERTY COMPRISES:

Ground Floor

COVERED ENTRANCE:

Hardwood front door with outside light and intercom system leading to...

ENTRANCE HALL:

Stone tiled flooring, under stairs storage area, staircase to...

First Floor

LANDING:

Hardwood door to...

KITCHEN/LIVING/DINING: 22' 3" x 19' 0" (6.78m x 5.79m) (at widest points). Ceiling cornice, reclaimed old mill flooring, large built-in storage cupboard.

KITCHEN: Range of hand painted solid wooden units with laminate work surfaces, one and a half bowl stainless steel sink unit with chrome mixer tap, plumbed for washing machine, dishwasher, electric under-bench oven, four ring ceramic hob, space for fridge-freezer, tiled splashback, matching display shelving.

BATHROOM:

Luxury three piece white suite comprising panelled bath with chrome mixer tap, thermostatic shower unit over with additional telephone hand shower and shower screen, wash hand basin with chrome mixer tap and low flush W.C. Chrome heated towel rail, fully tiled walls and ceramic tiled floor. Open linen cupboard with shelving and large storage cupboard containing gas fired boiler.

Second Floor

LANDING/STUDY AREA:

Study area, Velux window, feature arched window.

BEDROOM (1): 15' 11" x 9' 6" (4.85m x 2.90m)

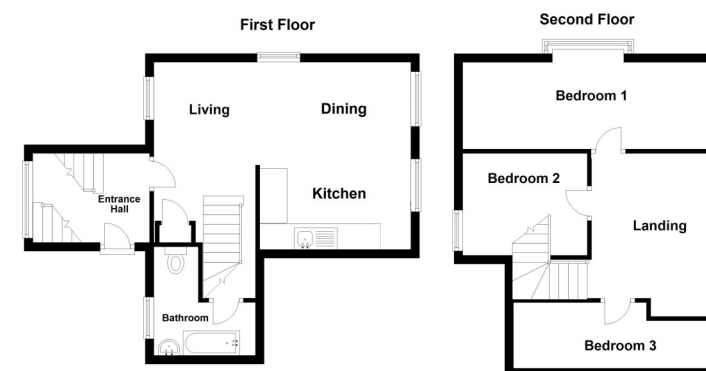
BEDROOM (2): 10' 6" x 8' 0" (3.20m x 2.44m)
Velux window.

BEDROOM (3): 12' 8" x 6' 6" (3.86m x 1.98m)
Built-in wardrobe.

Ground Floor

OUTSIDE:

Pebbled patio area, one allocated parking space to rear and plentiful visitor parking, communal gardens, bin store.



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

10 Ashbourne Court