

# RODGERS & FINNEY

Estate agents and letting specialists

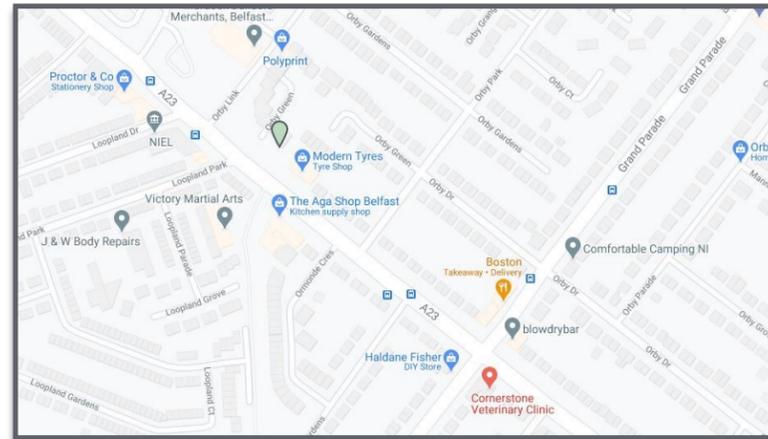
**46 The Courtyard  
222 Castlereagh Road  
Belfast  
BT5 5FZ**



**OFFERS AROUND  
£134,950**

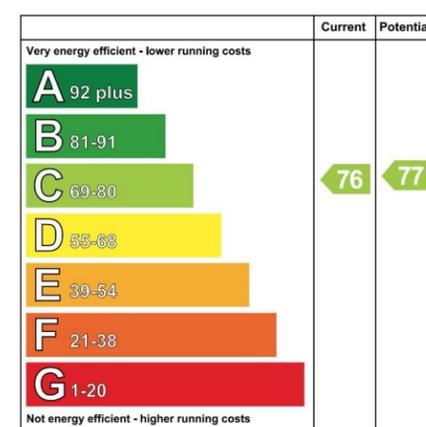
## LOCATION

From Grand Parade travelling away from Ballyhackamore, turn right onto Castlereagh Road towards the city centre. The Courtyard is located at 222 Castlereagh Road, next to Tesco.



## EFFICIENCY RATING (EPC)

Current C76 Potential C77



## RATES

The rates assessment for the year 2020/2021 is approx. £796.80 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

These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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& FINNEY**



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letting specialists**  
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- Stunning Penthouse Apartment with Lift Access
- Highly Desirable and Convenient Location
- Modern Fitted Kitchen with Island Unit
- Open Plan to Living and Dining Room
- French Doors to Juliet Balcony with Views
- Two Well-Proportioned Double Bedrooms
- Master Bedroom with En Suite Shower Room
- Family Bathroom with Contemporary White Suite
- Natural Gas Fired Central Heating System
- uPVC Double Glazed Windows Throughout
- Allocated and Visitor Parking Spaces
- Well Maintained Surrounding Communal Gardens
- Convenient Location in Popular Castlereagh
- Public and Private Transport Links for City Centre
- Shops, Restaurant and Local Amenities
- Walking Distance to Comber Greenway
- Leading Local Primary and Secondary Schools
- Stunning Presentation Throughout



## THE PROPERTY COMPRISES:

### Third Floor

#### ENTRANCE HALL:

KITCHEN/DINING/LIVING ROOM: 31' 1" x 9' 4" (9.47m x 2.84m)

BEDROOM (1): 11' 10" x 11' 4" (3.61m x 3.45m)

EN SUITE SHOWER ROOM: 8' 2" x 4' 4" (2.48m x 1.31m)

BEDROOM (2): 11' 3" x 7' 2" (3.43m x 2.19m)

BATHROOM: 7' 3" x 6' 3" (2.20m x 1.90m)

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



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.