

# RODGERS & BROWNE



Duplex Apartment 36 Ashley Courtyard,  
1a Fane Street, Belfast BT9 7BW

*offers around £195,000*



## THE AGENT'S PERSPECTIVE...

"This is a spacious, three bedroom, duplex apartment in a well recognised mansion building next to Tates Avenue Belfast.

The apartment is convenient to Queen's University, Royal Victoria and City Hospitals, Boucher Road area and Belfast city centre.

There are three good bedrooms (or two plus study or home office) and unusually has a utility room off the fitted and equipped kitchen.

There is lift access to all floors from the secure basement car park.

With gas fired central heating, double glazing, bathroom and en suite shower room, there is much to like in this city centre 'pad'!"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



THE FACTS YOU NEED TO KNOW...

- Bright, spacious, first and second floor duplex apartment
- 3 bedrooms or two plus home office
- Semi open plan living/ dining/ kitchen
- Secure allocated parking space with lift access to upper floors
- Bathroom and en suite shower room
- Gas fired central heating
- Double glazing
- Very convenient location close to Queens University, Royal Victoria Hospital, City Hospital, Boucher Road area and Belfast city centre
- Communal garden areas
- Fitted and equipped kitchen with separate utility room
- Managed environment covering general maintenance, lift, insurance of building, lighting common areas, car park lighting and gate. Current contribution is c.£1357.00 per annum



Open plan living, dining area with space for desk too if required



Fitted and equipped kitchen

- The Property Comprises...**
- BASEMENT**  
Secure, dedicated car parking space
- SECOND FLOOR**  
Lift access to first floor and cream tiled entrance hall  
Panelled front door to apartment 36
- ENTRANCE HALL:** Oak effect laminate flooring, space for hanging coats with separate storage under stairs.
- LIVING / DINING ROOM:** 26’ 3” x 18’ 2” (8m x 5.54m) narrowing to 11’4” oak laminate flooring, recessed lighting, Juliet balcony with inward opening uPVC double glazed doors. Space for dining table and chairs
- KITCHEN:** 12’ 4” x 11’ 4” (3.76m x 3.45m) One and a half tub single drainer stainless steel sink unit, mixer taps, extensive range of maple finish high & low level cupboards, laminate worktops, part tiled walls, under oven, four ring gas hob, stainless steel cooker canopy, dishwasher, integrated fridge and freezer, tiled floor
- UTILITY ROOM:** 6’ 9” x 6’ 6” (2.06m x 1.98m) Range of matching cupboards, tiled floor washer drier, gas fired central heating boiler, extractor
- BATHROOM:** 7’ 3” x 6’ 6” (2.21m x 1.98m) White suite comprising panelled bath, mixer taps, telephone hand shower, pedestal wash hand basin, low flush wc., part tiled walls, extractor.
- Staircase to:  
**THIRD FLOOR**
- BEDROOM (1):** 18’ 9” x 9’ 8” (5.72m x 2.95m) twin dormer windows
- ENSUITE SHOWER ROOM:** 6’ 9” x 6’ 6” (2.06m x 1.98m) Low flush wc., pedestal wash hand basin, tiled floor, extractor, fully tiled corner shower cubicle, telephone hand shower, chrome heated towel radiator
- BEDROOM (2):** 9’ 8” x 9’ 8” (2.95m x 2.95m) or Home Office. Dormer window
- BEDROOM (3):** 16’ 7” x 9’ 8” (5.05m x 2.95m) Dormer window
- HALLWAY:** Double doors to sheeted Hot Press with hot water cylinder.
- Access to emergency fire exit.
- OUTSIDE**  
Electric remote control gate access to basement carpark with dedicated resident and visitor parking.
- LOCATION:** From Tates Avenue turn into Lorne Street, then right into Donnybrook Street. Go to end and turn right onto Northbrook Street. Fane Street is straight ahead.



Open plan living/kitchen



# Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [roddersandbrowne.co.uk](http://roddersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)

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

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODDERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODDERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

TBC

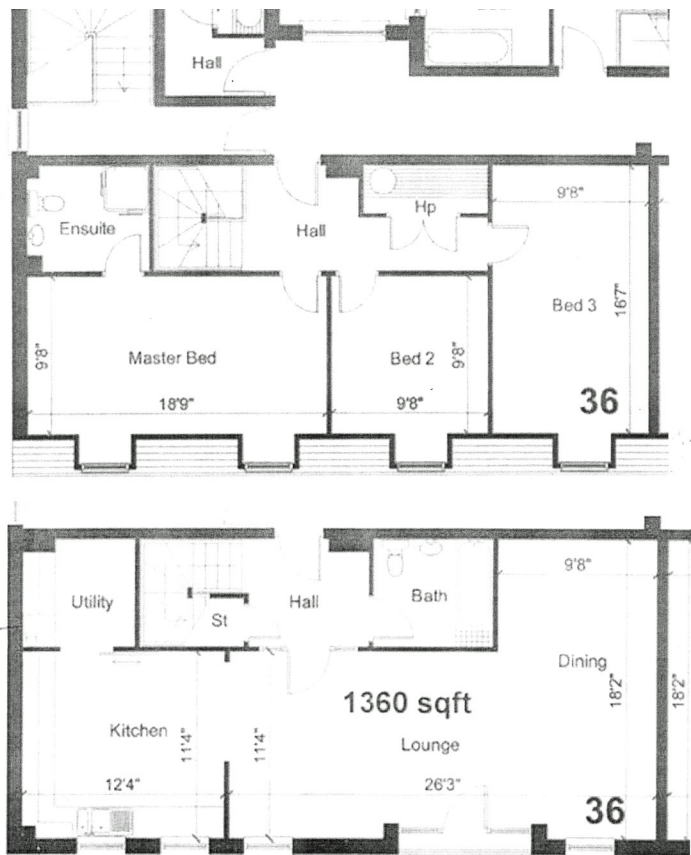
## RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2022 /2023 is c. £ 1465.00

## VIEWING

By appointment with **RODDERS & BROWNE**.



Sales  
Lettings  
Property Management

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