



**APT 1 CASEMENT COURT,
99 ANDERSONSTOWN**

OFFERS OVER £129,950

A rarely available, striking, accessible ground-floor apartment ideally placed within this established and highly sought-after complex that fronts the bustling Andersonstown Road boasts tremendous doorstep convenience, including a short walk to an abundance of amenities in Andersonstown, including lots of shops, cafes, restaurants and so much more, as well as excellent transport links on its doorstep, including bus, taxi and the Glider service!

The apartment has been very well finished throughout, offers safe and secure living with a strong sense of community and is opposite the proposed site for the new multi-million-pound state-of-the-art Casement Park, "a stadium for generations to come", as well as being a short walk to the upgraded state-of-the-art Andersonstown Leisure Centre. The accommodation is briefly outlined below.

One double bedroom and a contemporary open-plan living arrangement that has a beautiful bay window and is open-plan to a kitchen/dining area.

There is also a modern luxury shower suite with spotlights, and the property has gas-fired central heating and UPVC double glazing and enjoys a higher-than-average energy rating (EPC C-74).

The property is approached via a secure door entry intercom system, and there is access to secure gated car parking.

The wider motorway network and arterial routes are within very easy reach, as is the Kennedy Centre with its many services, including Sainsbury's, Lidl and Asda/Westwood shopping complex, and the city centre, Boucher Road and beautiful parklands, all being within close proximity.

A magnificent and eye-catching ground-floor apartment within this hugely popular development, coupled with such a convenient location, we have no hesitation in recommending an early viewing to avoid disappointment!



Key Features

- Striking ground-floor apartment ideally placed within this established and highly sought-after complex that fronts the bustling Andersonstown Road, enjoying tremendous doorstep convenience!
- One double bedroom.
- Modern luxury shower suite with spotlights.
- Spacious and welcoming entrance hall with spotlights and excellent storage.
- The wider motorway network and arterial routes are within very easy reach, as is the Kennedy Centre with its many services, including Sainsbury's, Lidl, and the Asda/Westwood shopping complex, and, of course, Boucher Road.
- Short walk to an abundance of amenities in Andersonstown, along with schools, shops, cafes, restaurants and excellent transport links to include the Glider service on its doorstep!
- Bright and airy living room with beautiful bay window and is open plan to a fitted kitchen and dining area.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-74)
- Opposite the proposed site for the new multi-million-pound state-of-the-art Casement Park, 'a stadium for generations to come', as well as a short walk to the new Andersonstown Leisure Centre.
- Early viewing is recommended for this stylish apartment that offers safe and secure living in an established and highly sought-after location.



GROUND FLOOR

Door entry intercom system to communal entrance.

APARTMENT ENTRANCE

SPACIOUS AND WELCOMING ENTRANCE HALL

Laminated wood effect floor, wood panelling, spotlights, excellent storage cupboards.

LUXURY SHOWER SUITE

Large shower cubicle, thermostatically controlled shower unit, low flush w.c., pedestal wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, spotlights, tiled floor, PVC panelled walls and ceiling, extractor fan.

BEDROOM 1

12'3 x 8'4

Laminated wood effect floor.

LIVING ROOM

Beautiful bay window, laminated wood effect floor, open plan to;

KITCHEN / DINING AREA

31'10 x 10'7

Range of high- and low-level units, single-drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, integrated fridge and freezer, integrated washing machine, spotlights, and tiled floor.

OUTSIDE

Remote controlled electric doors to communal car-parking.

MANAGEMENT FEES

A service charge of approximately £157.50 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is Charles White (NI) 028 95609995.



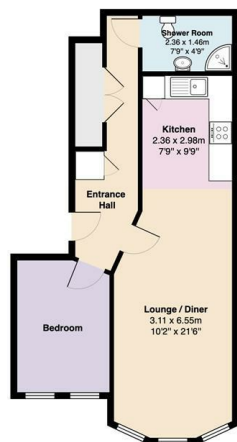








Apartment 1, 99 Andersonstown Road, BELFAST, BT11 9BS



Total Area: 49.0 m² ... 527 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9060 5200.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

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028 9064 1264

GLENGORMLEY
028 9083 3295

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028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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