



ULSTER PROPERTY SALES

UPS

RENTALS - ANDERSONSTOWN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 10 RATH MOR, 45
STEWARTSTOWN ROAD,**

OFFERS AROUND £119,950

A welcomed opportunity to purchase this well-appointed first floor apartment superbly set fronting onto the established and convenient Stewartstown Road, close to lots of shops, schooling, and transport links, along with the Glider service and wider motorway network to name a few!

Offered for sale chain-free, this beautiful apartment is not to be missed, and the accommodation briefly comprises.

Two good sized bedrooms, principal bedroom with private En-suite shower room, and a bright and airy living room open plan to kitchen/dining area.

In addition, a modern white bathroom suite and gas central heating together with Upvc double glazing add further to the appeal of this sizeable apartment.

With accessibility to all the abundance of amenities in Andersonstown including state-of-the-art leisure facilities as well as proximity to The Kennedy Centre/Sainsbury's, Lidl, and Asda/Westwood shopping complex, not to mention all the services on Boucher Road and within easy reach of the city centre, making this one a star buy!

(A service charge of approximately £30.00 per month, at present, is payable to Charterhouse Property Management Ltd - 02890249659) We recommend the purchaser and their solicitor confirm the service charge amount and inclusions.



Key Features

- Modern first floor apartment fronting onto the established and highly convenient Stewartstown Road with access to excellent transport links along with the Glider service on its doorstep!
- Bright and airy living room open plan to fitted kitchen / dining area.
- Gas fired central heating system / Upvc double glazing
- Close to lots of schooling, shops, and all of the abundance of amenities in Andersonstown along with state-of-the-art leisure facilities.
- Offered for sale chain-free.
- Two good sized bedrooms, principal bedroom with private En-suite shower room.
- Modern white bathroom suite.
- Higher than average energy rating EPC B-81!
- Arterial links, and wider motorway easily accessible as well as both Belfast & Lisburn city centres.
- Early viewing strongly recommended for this well-appointed apartment extending to around 757sqft!



GROUND FLOOR

Door entry intercom system, communal stairs to;

APARTMENT ENTRANCE

Hardwood front door to;

ENTRANCE HALL

To;

LIVING ROOM

25'3 x 12'8

Wooden strip floor, open plan to;

KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob and underoven.

BEDROOM 1

11'10 x 10'11

Laminated wood effect floor.

BEDROOM 2

11'4 x 10'5

Laminated wood effect floor.

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin.

WHITE BATHROOM SUITE

Bath, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, extractor fan.

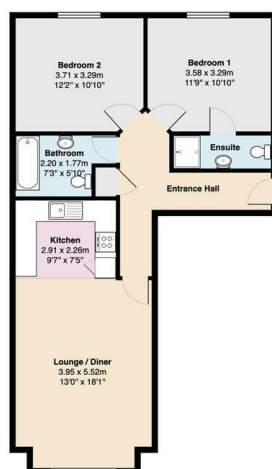
Photos

Please note photographs used are historic, and are for illustrative purposes only.





Apartment 10, 45 Stewartstown Road, BELFAST, BT11 9FZ



Total Area: 70.3 m² ... 757 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	81	81
(69-80) C		
(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 02890471515.

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

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028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

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028 4461 4101

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028 9064 1264

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028 9083 3295

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