



## APT 5, THE ROSS BUILDING 17 ODESSA STREET, BELFAST, BT13 2QS

An extraordinary ground floor apartment offered for sale chain-free and superbly placed with direct access onto well-maintained communal gardens and being in the much-desired former mill building, this magnificent apartment offers stylish living accommodation that can be hard to find, coupled with lots of original character, to include high ceilings, tall windows that allow plenty of light, and some original features, to name a few!

The property benefits from a higher-than-average energy rating (EPC C-75) and enjoys tremendous doorstep convenience as well as bright and airy living accommodation that is eye-catching throughout; the accommodation is briefly outlined below.


Two good-sized bedrooms, both with built-in mirrored slide robes, and the principal bedroom with a private luxury ensuite shower room.

There is a striking living room with beautiful upgraded solid wooden flooring that is open plan to an upgraded fitted kitchen and dining area.

In addition, a luxury white bathroom suite complements the property further, and the property has double glazing and gas-fired central heating, as well as fresh presentation throughout and access to on-street and gated car parking as well as the newly upgraded courtyard area.

The Royal Victoria Hospital is a short walk away, as are excellent transport links, including bus, taxi, and the Glider service, not to mention the new multimillion-pound Grand Central



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive	

# OFFERS AROUND £124,950



## APT 5, THE ROSS BUILDING 17 ODESSA STREET, BELFAST, BT13 2QS

### Key Features

- Striking ground floor apartment offered for sale chain free and perfectly set fronting onto well-maintained communal gardens.
- Two good-sized bedrooms, both with built-in mirrored slide robes, and the principal bedroom with a private, luxury en suite shower room.
- Luxury white bathroom suite.
- Access to the newly upgraded courtyard area as well as on-street and gated car parking.
- Clonard Monastery is close by, as is St. Peter's Cathedral, and an abundance of amenities on the Falls Road along with beautiful parklands.
- The Royal Victoria Hospital and St. Mary's University College are close by, as are excellent transport links that include bus, taxi, and the Glider service!
- The contemporary living room with high ceilings features tall windows and period features and is open plan to an upgraded fitted kitchen/dining area.
- Gas-fired central heating and double glazing—higher-than-average energy rating (EPC C-75)
- Tremendous doorstep convenience to include accessibility to the city centre, the wider motorway network, and arterial routes, not to mention the new multi-million-pound Grand Central Station.
- A very stylish apartment ready for the lucky new owner to simply add their furniture, and we strongly recommend viewing to avoid disappointment.





## GROUND FLOOR

Double glazed front door to;

## LIVING ROOM / KITCHEN / DINING

Beautiful up-graded solid wooden floor, feature high ceilings, tall windows and original features, open plan to;

## UPGRADED HIGH GLOSS KITCHEN

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

## PRINCIPLE BEDROOM 1

Built-in mirrored slide robes, newly laid carpet;

## LUXURY ENSUITE

### SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, tiled floor, extractor fan.

## BEDROOM 2

12'5 8'2

Built-in mirrored slide robes, newly laid carpet;

## WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially pvc panelled walls, extractor fan.

## OUTSIDE

Attractive outlook onto well-maintained communal gardens. Access to the newly up-graded courtyard area and both on-street and gated car-parking.



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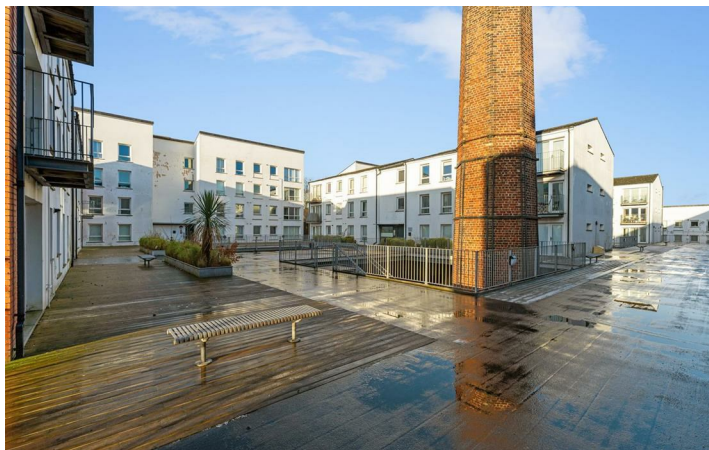
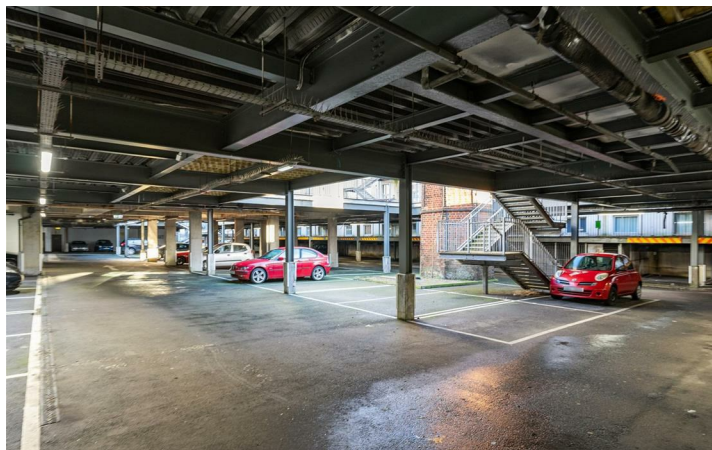








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Questions you may have.

**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 Andersonstown on .

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. 18258599**

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.

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