



## APT 4 THE GRANT BUILDING, 27 ODESSA STREET, BELFAST, BT13 2QS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

OFFERS AROUND £84,950

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## Key Features

- A spacious first-floor apartment offered for sale chain-free and superbly placed within a short walk to the Royal Victoria Hospital and excellent transport links that include the Glider service!
- Bright and airy living room open plan to a fitted kitchen/dining area.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-76)
- Access to the upgraded courtyard area.
- Close to the city centre, arterial routes and the wider motorway network, as well as the new Belfast Grand Central Station.
- One good-sized bedroom with built-in mirrored slide robes.
- Modern shower room.
- On-street communal parking and gated car parking.
- Lift access.
- Easy-to-manage living space and viewing come strongly recommended!





## GROUND FLOOR

### COMMUNAL ENTRANCE

Stairs / lift to;

### APARTMENT ENTRANCE HALL

To;

### LIVING ROOM

Open plan to;

### KITCHEN / DINING AREA

27'8 x 10'4

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

### BEDROOM 1

12'5 x 11'8

Built-in mirrored slide robes.

### SHOWER SUITE

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

### OUTSIDE

Communal on-street and gated car-parking - access to up-graded courtyard areas.

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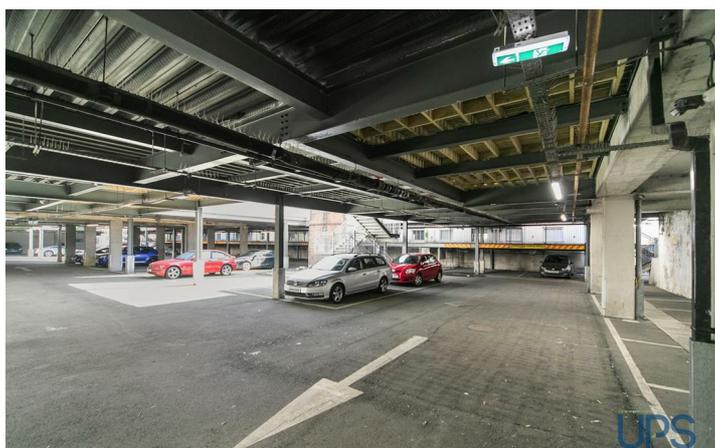








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Questions you may have.

**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. 18335291**

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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