

ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

[andersonstown@ulsterpropertysales.co.uk](mailto:andersonstown@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 9B ARANMOR,  
BELFAST, BT12 7QX**

**OFFERS AROUND £114,950**



A well-placed, accessible ground-floor apartment ideally positioned in this well-maintained complex opposite Cort Na Mona GAC, enjoying beautiful views and benefiting from superb doorstep convenience to include accessibility to lots of schools, shops and transport links, as well as arterial routes, the wider motorway network and an abundance of amenities in Andersonstown, along with state-of-the-art leisure facilities, restaurants, cafes and so much more, the property is also within easy reach of the city centre and so much more!

The accommodation briefly comprises.

Two bedrooms and a bright and airy living room that has a Juliet-style balcony with beautiful views and access to a separate fitted kitchen.

There is also a white bathroom suite and gas-fired central heating as well as double glazing.

A superb opportunity to purchase this affordable ground-floor apartment in this highly sought-after location – early viewing recommended.

A service charge of approximately £93.05 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 Charterhouse property management 02890249659.



## Key Features

- Well-placed, ground-floor apartment ideally positioned in this well-maintained complex that enjoys proximity to lots of amenities as well as an abundance of facilities in Andersonstown.
- Bright and airy living room with a Juliet balcony that benefits from beautiful views.
- White bathroom suite.
- Communal car-parking.
- Magnificent first-time buy and easy-to-manage living space.
- Two bedrooms.
- Separate fitted kitchen.
- Gas-fired central heating system / Double glazing / Higher than average energy rating (EPC C-76).
- Superb doorstep convenience to include accessibility to schools, shops and transport links as well as being within easy reach of the city centre.
- Early viewing recommended.



### COMMUNAL ENTRANCE TO

### GROUND FLOOR APARTMENT

Hardwood front door to;

### SPACIOUS ENTRANCE HALL

Laminated wood effect floor.

### LIVING ROOM

15'2 x 15'0

Juliet balcony, beautiful views., access to.

### SEPARATE KITCHEN

10'2 x 7'8

Range of high- and low-level units, single-drainer stainless steel sink unit, gas boiler, built-in hob and under-oven.

### BEDROOM 1

10'0 x 9'5

### BEDROOM 2

9'1 x 9'5

### WHITE BATHROOM SUITE

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

### OUTSIDE

Well-maintained communal grounds / parking.



















Apartment B, 9, Upper Springfield Road, Belfast, BT12 7QX



Total Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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028 9060 5200

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