



APT 6, 15 ST. ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ



A rare opportunity to purchase this well-appointed and sizeable second-floor apartment ideally placed within this well-maintained complex in the ever-popular and highly sought-after 'St Anne's' development located just off the established Blacks Road in close proximity to lots of amenities, including schools, shops and transport links, as well as being on the doorstep of the motorway network and within easy reach of both Belfast and Lisburn, not to mention an abundance of amenities in Andersonstown, including state-of-the-art leisure facilities, golf courses and beautiful parklands.

Two good-sized bedrooms, a principal bedroom with a private en-suite shower room, a bright and airy living room and a separate fitted kitchen together with an additional white bathroom suite.

Other qualities include gas-fired central heating and UPVC double glazing, as well as plenty of communal car parking and well-maintained grounds.

Early viewing comes strongly recommended for this beautiful apartment.

A service charge of approximately £70.00 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 Block Management NI 02830256387.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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 £149,950

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Key Features

- A rare opportunity to purchase this well-appointed and sizeable second-floor apartment ideally placed within the ever-popular 'St Anne's' development.
- Two good-sized bedrooms, the principal bedroom with a private ensuite shower room.
- Separate fitted kitchen.
- Gas-fired central heating / UPVC double glazing.
- Close to an abundance of amenities in Andersonstown and Finaghy as well as state-of-the-art leisure facilities, cafes, restaurants and beautiful parklands.
- Superb Blacks Road address on the doorstep of the motorway, arterial routes and ease of access to both Belfast and Lisburn.
- Bright and airy living room.
- White bathroom suite.
- Well-maintained internal areas, communal grounds and plenty of communal car parking.
- Viewing strongly recommended!





GROUND FLOOR

COMMUNAL ENTRANCE HALL

Stairs to;

APARTMENT ENTRANCE

Inner door to;

SPACIOUS ENTRANCE HALL

Solid wooden floor, storage cupboard.

LIVING ROOM

15'2 x 14'6

Solid wooden floor.

KITCHEN / DINING AREA

10'10 x 10'4

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, partially tiled walls, laminated wood effect floor, open plan to dining space, spotlights.

PRINCIPAL BEDROOM 1

12'6 x 10'10

ENSUITE SHOWER ROOM

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

BEDROOM 2

13'8 x 10'6

Laminated wood effect floor.

WHITE BATHROOM SUITE

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

OUTSIDE

Well-maintained grounds - communal car-parking.

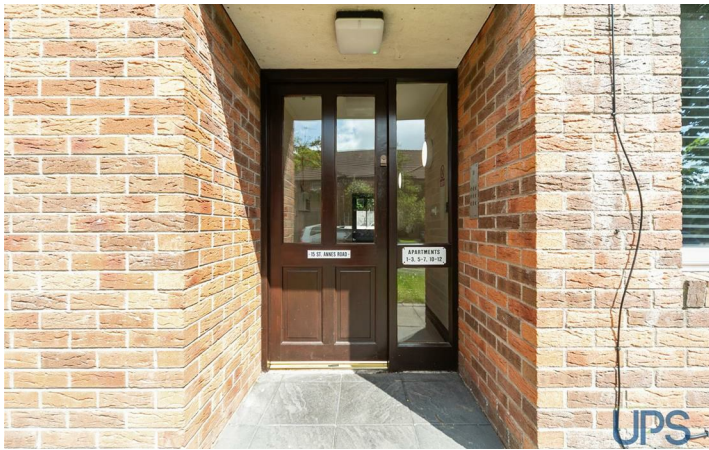
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Questions you may have.

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. 18426223

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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