

GERARD MCCLINTON

ESTATE AGENT



Apt 1- 39 Thorndyke Street, Belfast, BT5 4QB

Offers in the region of £120,000



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Apt 1- 39 Thorndyke Street

Belfast, BT5 4QB

- Modern Build Ground Floor Apartment
- 2 Double Bedrooms, Both With Built In Double Robes
- Large Open Plan Living Dining Room Opening onto Kitchen
- Enclosed Residents Garage with Electric Gates
- Pvc Double Glazing & Gas Central Heating
- Convenient Beersbridge Road Location - Approx 1.8 miles to Belfast City Centre
- Modern Shower Room with Jacuzzi Style Shower Cubicle
- Contemporary Fitted Kitchen with Range of Units and Integrated Oven & Hob
- First Floor Residents Communal Garden

This apartment is conveniently located off Beersbridge Road in Belfast, approximately 1.8 miles from Belfast City Centre. The Beersbridge Road offers easy access to Belfast with a frequent bus service, making the journey to the city centre around 10-15 minutes.

The apartment itself is a modern ground floor build, around 15 years old, and features 2 double bedrooms with built-in mirrored sliderobes, a modern shower room with a jacuzzi-style shower, and a spacious open plan living, dining, and kitchen area.

The property also includes enclosed car parking with electric gates exclusively for residents. Additionally, there is a large open communal area on the first floor where residents can enjoy the good weather.

Currently tenanted, the property can be purchased vacant or with the tenants remaining, offering flexibility for potential buyers. The rent is currently £700pcm, and the tenants have maintained the property exceptionally well, making it an ideal home or investment opportunity.

Tenure: Leasehold Approx 900 years from build (tbc)
Management Co: Charles White
Management Charge: £200 per quarter
Ground Rent: £100 per annum
all above details are approximate and subject to change



Communal Entrance Hall

Apartment Entrance Hall

Bedroom 2 12'5" x 9'0" (3.8 x 2.75)

Bedroom 1 12'5" x 9'4" (3.8 x 2.86)

Shower Room 9'10" x 4'7" (3 x 1.4)

Open Plan Living Dining to Kitchen
21'7" x 12'5" (6.6 x 3.8)

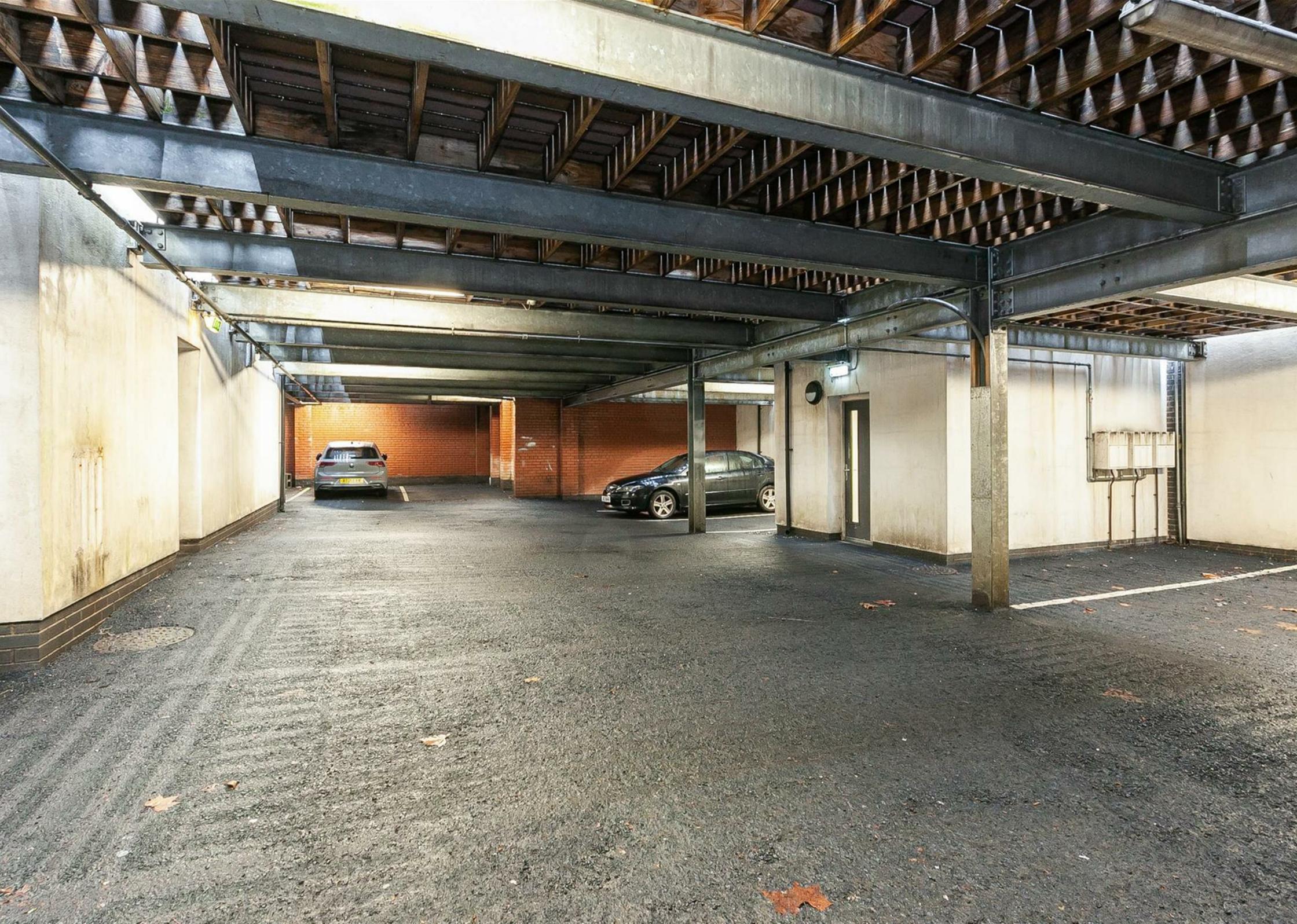
Outside



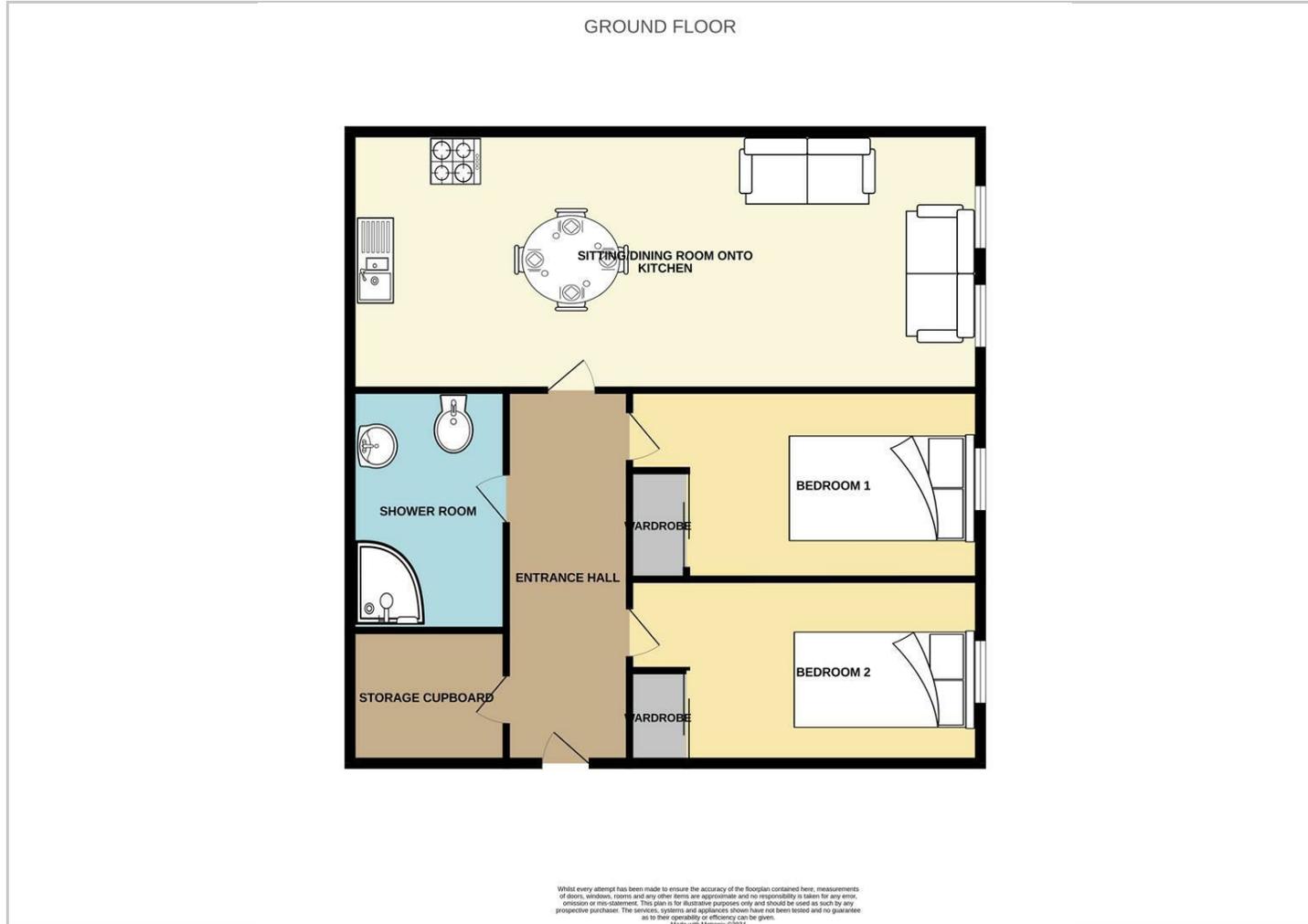


Directions





Floor Plans



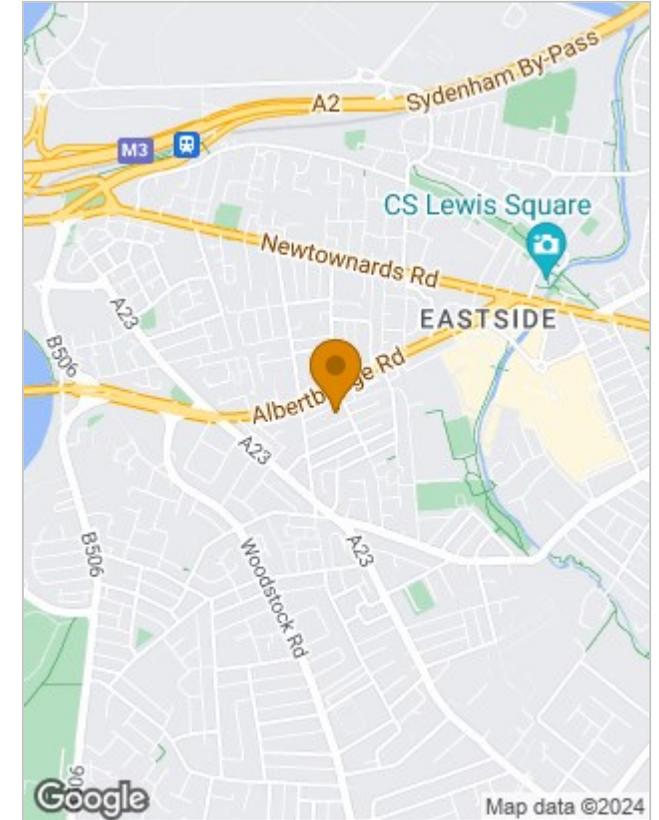
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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