



# APARTMENT 22 THE SORTING OFFICE

Belfast, BT5 4TD

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*Offers around* **£89,950**



SECOND FLOOR APARTMENT | 1  | 1  | 1 

We are delighted to bring to the market this one bedroom second floor apartment located just off the ever-popular Beersbridge Road in the heart of East Belfast.

## KEY FEATURES

- Close Proximity to many Local Amenities, Ballyhackamore Village and Connswater Shopping Centre
- Arterial Transport Routes Linking the Purchaser to Belfast City Centre and Belfast City Airport for the Daily Commuter
- One Double Bedroom with Built in Storage
- Living Room Leading to Modern Fitted Kitchen with Space for Casual Dining
- Fitted Bathroom with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Private Secure Allocated Parking with Additional Visitor Parking
- No Onward Chain
- Competitively Priced, Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Communal Entrance

### *Second Floor*

- Front Door
- Reception Hall
- Kitchen Open Plan to Living/Dining  
16'9" x 11'9"
- Bedroom One  
11'5" x 10'1"
- Family Bathroom

### *Outside*

- One Allocated Parking Space
- Secure Electric Gates



## DIRECTIONS

*Travelling along the Beersbridge Road in the direction of Belfast City Centre, turn right on to Trillick Street. The Sorting Office apartment block is on the left hand side behind secure electric gates.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	72	77
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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