



# APARTMENT 22 THE SORTING OFFICE

Belfast BT5 4TD

---

*Offers Around*

**£89,950**



APARTMENT | 1  | N&B | 1 

Add text here

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. With close proximity to a host of local amenities including Connswater shopping centre and Ballyhackamore Village as well as arterial transport links to Belfast City Centre and Belfast City Airport, this property is sure to appeal to a wide range of potential buyers.

With bright and spacious accommodation throughout, the apartment comprises of; living room open to modern fitted kitchen with casual dining space, one double bedroom with built in storage and a fitted bathroom with white suite. The property further benefits from gas fired central heating, UPVC double glazing throughout and private allocated parking with secure electric gates.

With many highly sought after attributes, this property is sure to appeal to a range of potential buyers we therefore recommend viewing at your earliest convenience.





## ROOM DETAILS

### COMMUNAL ENTRANCE:

Communal front door leading to stairs to second floor.

### FRONT DOOR:

Hardwood front door into reception hall.

### RECEPTION

### HALL:

Access hatch to roof space, built-in storage cupboard.

### FAMILY

### BATHROOM:

White suite comprising low flush WC with push button, floating wash hand basin with chrome mixer taps, tiled

splashback, panelled bath with chrome mixer taps, chrome thermostatically controlled valve and telephone hand unit, part tiled walls, vinyl flooring, extractor fan.

### BEDROOM (1):

(11'5" x 10'1")

Outlook to car park, built-in slide robes, access to Worcester gas boiler.

### KITCHEN OPEN PLAN TO LIVING / DINING:

(16'9" x 11'9")

Kitchen with excellent range of high and low level units, stainless steel fittings, laminate worktop, stainless

steel sink and chrome mixer taps, built-in low level oven, four ring stainless steel gas hob and stainless steel extractor hood above, part tiled walls, integrated fridge freezer, plumbed for washing machine, laminate wooden floor, open to living/dining space.

### OUTSIDE:

One allocated parking space, secure electric gates.

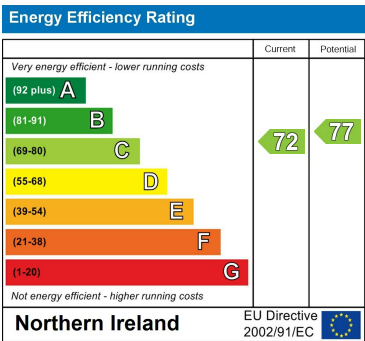


## DIRECTIONS

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



Scan QR code for more details 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

property@johnminnis.co.uk

JOHNNINNIS.CO.UK

