



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Apartment 26 Titanic Walk,
Ballymacarrett Road,
Belfast,
County Antrim, BT4

Asking Price: £135,000

 **Reeds Rains**

reedsrains.co.uk

Apartment 26 Titanic Walk, Ballymacarrett Road, Belfast, County Antrim, BT4

Asking Price: £135,000

EPC Rating: B

This stunning second floor apartment offers bright and beautifully maintained accommodation within the ever popular Titanic Walk development.

Internally offers comfortable apartment style living with the added benefit of secure gated car parking.

Conveniently located just off the Newtownards Road this fantastic location falls within walking distance to Belfast City Centre whilst regular public transport links via bus and rail and the main arterial routes / outer ring are all close by.

Local parks, shops and eateries are also close to hand whilst the vibrant Ballyhackamore Village benefitting from the vast array of shopping facilities, amenities and attractions is a short drive away.

An ideal acquisition for a wide range of prospective buyers - with this in mind early internal inspection is advised.

Communal Front Door To...

Communal Entrance Hall...

Solid Wooden Front Door To...

Entrance Hall

Intercom system. Laminated wooden flooring.

Stunning High Gloss Modern Fiited Kitchen Open Plan To Dining / Living Area

22'11" / 16'11" (6.99m / 5.16m)

At widest points. One and 1/2 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with wood effect work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in oven with chimney extractor fan. Integrated

fridge / freezer. Integrated washer / dryer. Built in storage cupboard with gas fired boiler. Partly tiled walls. Part ceramic tiled flooring. Feature kick board lighting. Ample dining area. Juliet balcony. Laminated wooden flooring.

Bedroom One

13'5" / 10'8" (4.1m / 3.25m)

Laminated wooden flooring.

Bedroom Two

7'1" / 6'9" (2.16m / 2.06m)

Luxury White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Shower screen. Pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

Outside

Secure gated communal car parking. Communal bin storage.

Management Fee

Circa £50.00 per calendar month.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.