



ULSTER PROPERTY SALES

# UPS

## ANDERSONSTOWN BRANCH

138 Andersonstown Road, Belfast,  
Antrim, BT11 9BY

028 9060 5200

[andersonstown@ulsterpropertysales.co.uk](mailto:andersonstown@ulsterpropertysales.co.uk)

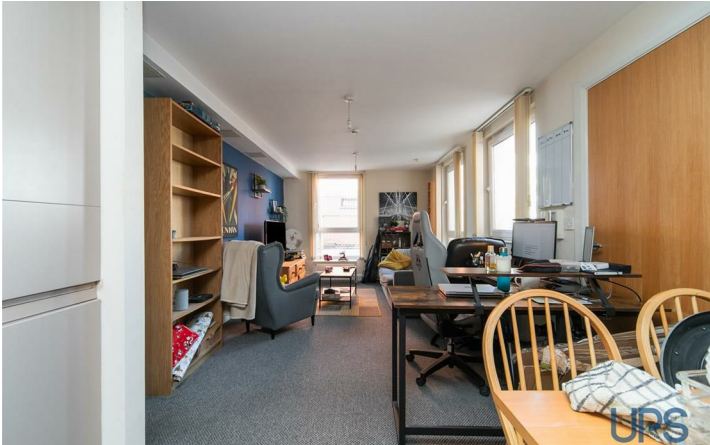
NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4 THE GRANT BUILDING, 27  
ODESSA STREET, BELFAST, BT13**

**OFFERS AROUND £84,950**





## Key Features

- A spacious first-floor apartment offered for sale chain-free and superbly placed within a short walk to the Royal Victoria Hospital and excellent transport links that include the Glider service!
- One good-sized bedroom with built-in mirrored slide robes.
- Bright and airy living room open plan to a fitted kitchen/dining area.
- Modern shower room.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-76)
- On-street communal parking and gated car parking.
- Access to the upgraded courtyard area.
- Lift access.
- Close to the city centre, arterial routes and the wider motorway network, as well as the new Belfast Grand Central Station.
- Easy-to-manage living space and viewing come strongly recommended!



## GROUND FLOOR

### COMMUNAL ENTRANCE

Stairs / lift to;

### APARTMENT ENTRANCE HALL

To;

### LIVING ROOM

Open plan to;

### KITCHEN / DINING AREA

27'8 x 10'4

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, integrated fridge and freezer, built-in hob, underoven, stainless steel extractor fan, partially tiled walls.

### BEDROOM 1

12'5 x 11'8

Built-in mirrored slide robes.

### SHOWER SUITE

Shower cubicle, shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

### OUTSIDE

Communal on-street and gated car-parking - access to up-graded courtyard areas.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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 our mortgage advisor on 028 9060 5200.

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.**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
@Ulster Property Sales is a Registered Trademark