



## **APT 5 THE CAMPBELL BUILDING, FALLS ROAD / CLONARD ST, BELFAST, BT13 2OO**

A superior, well appointed, bright, first floor apartment positioned within this established, popular development that continues to be in high demand. Two good, comfortable, double bedrooms each with built-in mirror slide robes / storage. Lounge / living / dining area with feature access to balcony. Luxury fitted kitchen. White shower suite. Gas fired central heating system. Upvc double glazed windows. Excellent, fresh presentation throughout / recently painted. Feature internal doors / floor coverings. Access to communal landscaped areas. Gated carparking with remote access. A stylish and upgraded apartment ideally placed within The Ross Mill Development which is accessed just off Clonard Street adjacent to Clonard Monastery and within a short walk to the Royal Victoria Hospital, St. Mary's University College, and the city centre, as well as the new multimillion-pound Grand Central Station—the main transport gateway to Belfast! Chain free. Immediate possession.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(94 plus) <b>A</b>		
(81-93) <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		
	82	82
Northern Ireland EU Directive 2002/91/EC		

**OFFERS AROUND £114,950**



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## Key Features

- Superior, well appointed, bright, first floor apartment.
- Lounge / living / dining area with feature access to balcony.
- White shower suite.
- Upvc double glazed windows.
- Feature internal doors / floor coverings.
- Two good comfortable double bedrooms each with mirror slide robes.
- Luxury fitted kitchen.
- Gas fired central heating system.
- Excellent, fresh presentation throughout / recently painted.
- Gated secure car parking with remote access / Chain free / Immediate possession.





## GROUND FLOOR

Communal entrance hall to: Stairs to;

## FIRST FLOOR

### ENTRANCE HALL

Wooden effect strip floor, double built-in robes, separate built-in cupboard.

### LOUNGE / DINING / KITCHEN

18'7 x 16'6

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, 4 ring gas hob, underoven, overhead extractor hood, tiling, integrated fridge and freezer, gas boiler, feature wall coverings, access to balcony.

### PRINCIPAL BEDROOM 1

13'4 x 9'4

Built-in mirror slide robes, wooden effect strip floor.

### BEDROOM 2

13'4 x 8'2

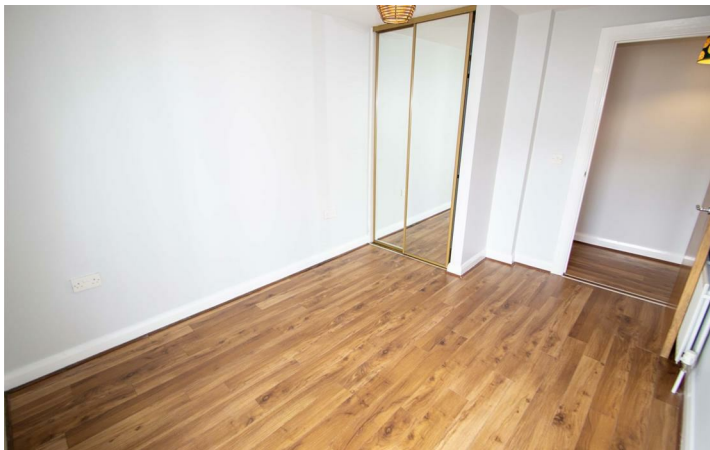
Built-in mirror slide robes, wooden effect strip floor.

### OUTSIDE

Feature communal gardens, landscaped gardens with planted areas, secure gated car parking with automated double gates.



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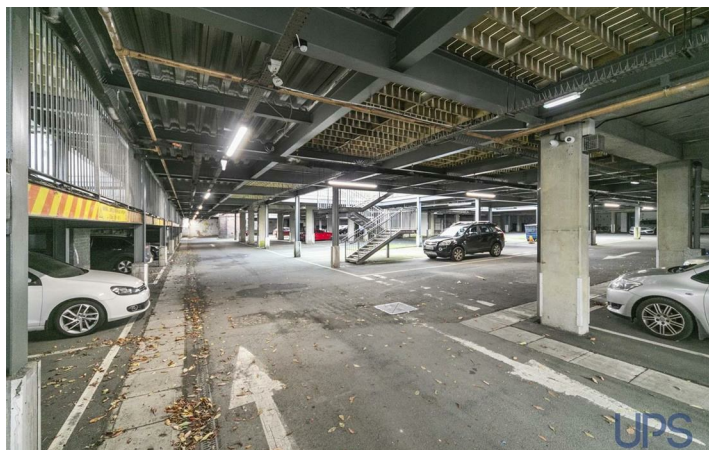








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Questions you may have.

**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 Andersonstown on .

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. 18396806**

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.

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The Property  
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SALES

OFT  
Approved code

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