

RODGERS & BROWNE

Apt 83 Victoria Place
Belfast BT12 5GF

offers over £190,000



The Owner's Perspective...

"Luxury living in a great central location. Close to a wide range of shops, restaurants and public transport.

We have loved this apartment and its trendy and comfortable decor. The large gym and underground parking is just perfect in our fast-paced lives. A friendly community of neighbours mostly professionals and some young families creates a lovely environment.

We will truly miss our city centre apartment but hopefully the new owners will feel the positive, happy vibes we have had there."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Two bedroom tastefully decorated apartment in city centre location

Allocated private parking space within secure and enclosed ground floor car park

Open-plan living area with spacious living room and dining area opening into the kitchen

Modern fitted kitchen with integrated appliances

Two generous double bedrooms, with an en-suite shower room to the main bedroom and additional main bathroom

Mains gas central heating system and double glazed windows

Access for residents to a private gym

Communal landscaped courtyard

Secure intercom entry with lift for access to upper floors

Offered chain free

Excellent rental potential, ideal for both short and long-term lets



The property comprises...

GROUND FLOOR

Glazed door to communal hallway with stairs and access to the lift and private car park.

FIRST FLOOR

APARTMENT 83: Door to:

ENTRANCE HALL: Laminate flooring. Low voltage lighting. Cloaks cupboard with gas boiler and light.

LIVING ROOM OPEN TO DINING:
22' 8" x 9' 9" (6.91m x 2.97m)
Double glazed door to communal courtyard space. Laminate flooring. Intercom system. Open to:

MODERN FITTED KITCHEN:
9' 1" x 6' 6" (2.77m x 1.98m)
Range of high and low level units including glazed display units, laminate worktops. Integrated appliances including Indesit fridge freezer, Indesit electric under oven and four ring gas hob with stainless steel extractor fan above. Single drainer stainless steel sink unit with mixer tap. Space for slimline dishwasher and plumbed for washing machine. Low voltage lighting.

BEDROOM (1):
10' 9" x 10' 8" (3.28m x 3.25m) (at widest point)
Laminate flooring. Door to:

ENSUITE SHOWER ROOM:
Three piece white contemporary suite comprising tiled enclosed shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, extractor fan, tiled floor.

BEDROOM (2):
9' 3" x 9' 2" (2.82m x 2.79m) (at widest point)
Large built-in wardrobe with hanging rail and shelf. Laminate flooring.

BATHROOM:
Three piece white contemporary suite comprising panelled bath with mixer tap and thermostatically controlled shower unit over, pedestal wash hand basin with mixer tap, low flush WC, low voltage lighting, extractor fan, tiled floor.

Location

Travelling along Shaftesbury Square towards the city centre, turn left onto Wellwood Street and Victoria Place is on the left.

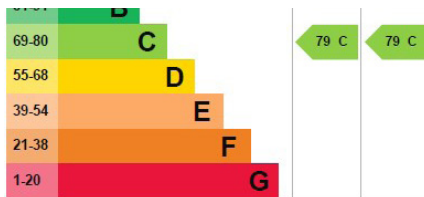
THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?	●		
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?	●		
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	GOOD COVERAGE
Broadband and speed	Ultrafast 1800 Mbps 220 Mbps

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold. Ground rent £100 per annum

MANAGEMENT FEE

Yearly service charge £1,248. Half yearly reserve fund £168.

RATES

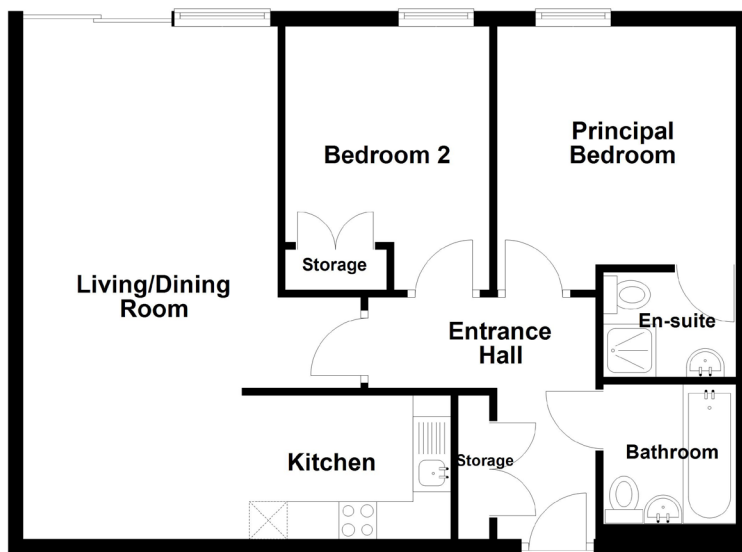
The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is £1,103.20

VIEWING

By appointment with **RODGERS & BROWNE**.

Ground Floor



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

Apt 83 Victoria Place, 20 Wellwood Street, Belfast

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Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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