

RODGERS & FINNEY

Estate agents and letting specialists

**Apt 5, 300 Albertbridge Road
Belfast
BT5 4GX**



**FOR SALE
£54,950**

- Modern apartment on the second floor
- Lounge open plan to well fitted kitchen
- Two bedrooms
- Shower room with a white suite
- Upvc double glazed windows
- Gas fired central heating
- Ideally situated opposite Connswater shopping and retail park
- Within walking distance to Belfast city centre
- Ideal for the shrewd investor or first time buyer
- Early viewing comes highly recommended



THE PROPERTY COMPRISES:

Communal front door

Stairs to second floor

FRONT DOOR
Entrance Hall

LOUNGE:

KITCHEN:

BEDROOM (1):

BEDROOM (2):

SHOWER ROOM:

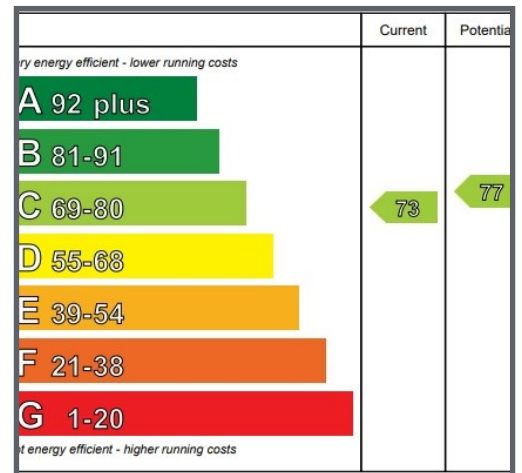
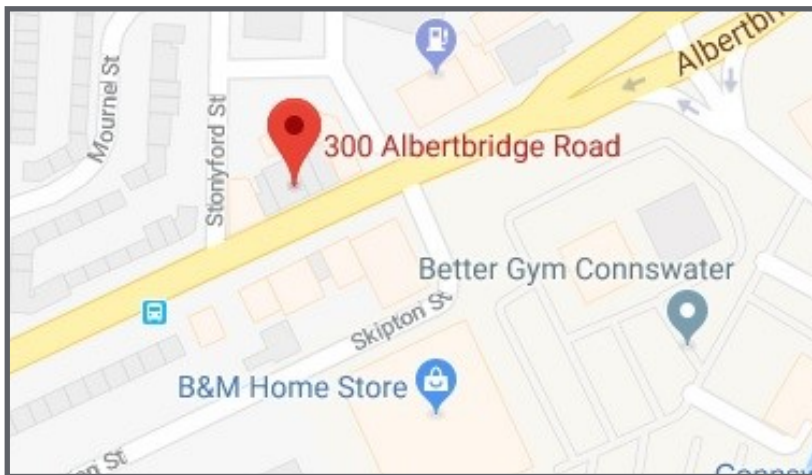


LOCATION

Albertbridge Road

EFFICIENCY RATING (EPC)

Current C73 Potential C77



RATES

The rates assessment for the year 2017/2018 is £516.32 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

MORTGAGE & FINANCIAL ADVICE

We work with a trusted partner who can offer a range of mortgage and insurance products from the whole market, which helps them to find the most suitable deals for your circumstances.

DISCLAIMER

These particulars do not constitute any part of an offer or contract. These particulars are given without responsibility of Rodgers & Finney or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants. Rodgers & Finney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. None of the appliances in the property have been tested and no warranty is given. Rodgers & Finney or its employees have no authority to make or give any representation or warranty or enter in to any contract whatsoever in relation to the property. All figures quoted are exclusive of VAT.

R
**RODGERS
& FINNEY**

**Estate agents and
letting specialists**

028 9065 3111
251 Upper Newtownards Road,
Belfast, BT4 3JF
www.rodgersandfinney.co.uk
info@rodgersandfinney.co.uk

