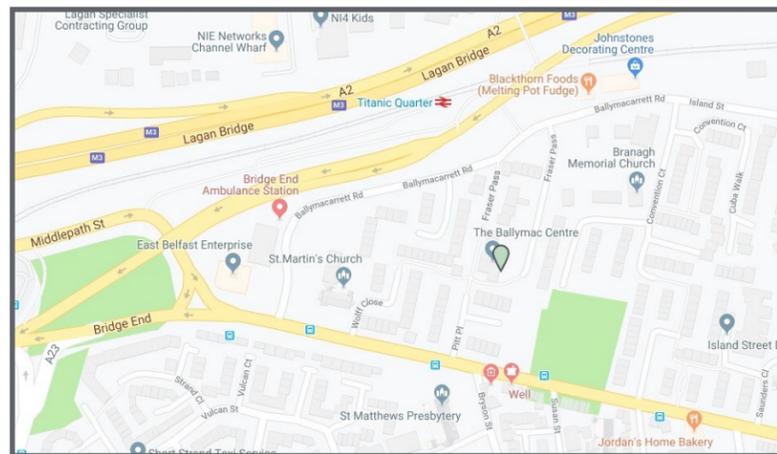


# RODGERS & FINNEY

Estate agents and letting specialists

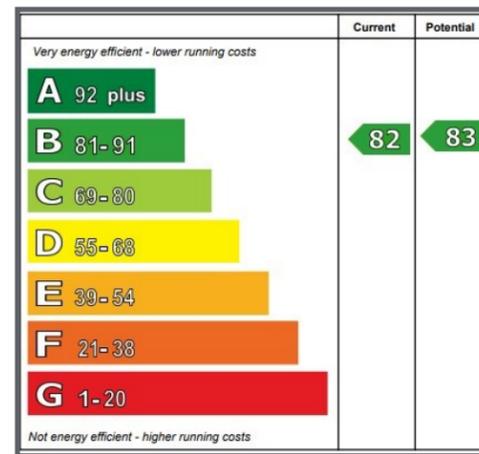
## LOCATION

Travelling out of Belfast on the Newtownards Road turn left into Ballymacarrett Road and Titanic Walk is on the right hand side.



## EFFICIENCY RATING (EPC)

Current B82 Potential B83



## RATES

The rates assessment for the year 2018/2019 is £587.70 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.

## AWARD WINNING



**Apt 36 Titanic Walk**  
**11 Ballymacarrett Road**  
**Belfast**  
**BT4 1BT**



**Estate agents and letting specialists**

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**FOR SALE**  
**£99,950**

- Well presented third floor apartment with beautiful views over Belfast City
- Bright and spacious lounge with corner floor to ceiling windows
- Modern fitted kitchen with integrated appliances
- Two good bedrooms
- Bathroom with a three piece white suite
- Gas fired central heating

- Large storage cupboard in the hallway
- uPVC double glazed windows
- Excellent location for walking into Belfast City Centre
- Secure car parking via electric gates
- Ideal for the eager first time buyer or investor alike
- Situated beside Titanic train halt ideal for commuting



## THE PROPERTY COMPRISES

### Communal entrance door

ENTRANCE HALL:  
Tiled floor, post boxes, stairs to Apartment 36

### Third Floor

Front door to

ENTRANCE HALL:  
Tiled floor, excellent storage cupboard

LOUNGE: 22' 5" x 10' 0" (6.83m x 3.05m)  
Laminated wooden floor, feature floor to ceiling corner windows

KITCHEN: 10' 11" x 7' 7" (3.33m x 2.31m)  
One and a half bowl stainless steel sink unit with chrome mixer taps, excellent range of high and low level units stainless steel door furniture and laminated work surfaces. Four ring ceramic hob and electric oven, stainless steel chimney extractor. Integrated washer drier, integrated fridge freezer, partly tiled walls, ceramic tiled floor.

BEDROOM (1): 12' 2" x 10' 0" (3.71m x 3.05m)  
Laminated wooden floor

BEDROOM (2): 11' 9" x 6' 8" (3.58m x 2.03m)  
Into range of built in robes, laminated wooden floor.

BATHROOM:  
White suite comprising panelled bath chrome mixer taps, and shower unit, shower screen. Low flush WC, pedestal wash hand basin with chrome taps, fully tiled walls, ceramic tiled floor, stainless steel heated towel rail. Extractor fan.

