

RODGERS & FINNEY

Estate agents and letting specialists

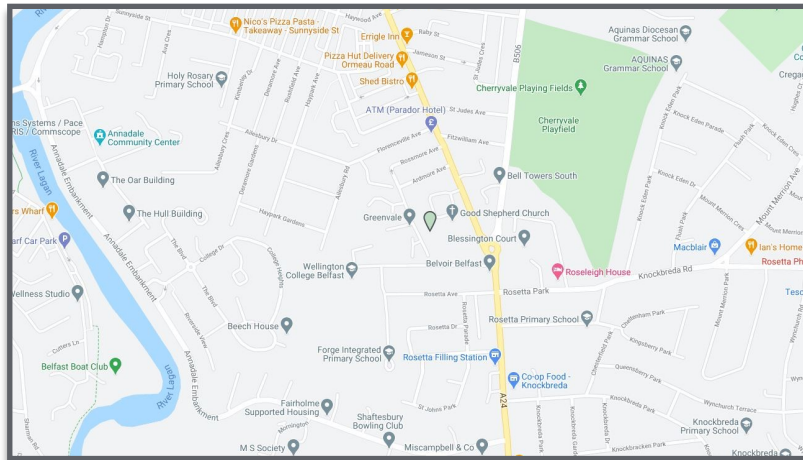
Apt 13, 48 Rossmore Drive Belfast BT7 3LA



FOR SALE
£140,000

LOCATION

Travelling country bound along the Ormeau Road take a right onto Ardmore Avenue. Travel to the end of the road and take a left on to Rossmore Drive. Rossmore apartments will be located on your left hand side.



RATES

The rates assessment for the year 2020/2021 is approx. £956.16 per annum (Calculated by LPS NI)

VIEWING

By appointment with Rodgers & Finney only.

PROPERTY VALUATION

We offer a complimentary valuation service for your own property at a time that suits you.

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.



ASK US ABOUT OUR PROPERTY
RENTAL & MANAGEMENT SERVICE

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**RODGERS
& FINNEY**



**Estate agents and
letting specialists**

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EFFICIENCY RATING (EPC)

Current C69 Potential D61

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	61	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

AWARD WINNING



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. Rodgers & Finney will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



- Stunningly Presented Ground Floor Duplex Apartment
- Modern & Sought After Development
- Fitted Kitchen with Breakfast Bar
- Open Plan to Living / Dining Area
- Two Double Bedrooms on the First Floor
- Contemporary Three Piece White Bathroom Suite
- Double Glazed Windows and Doors Throughout
- Dimplex Electric Heating System
- Public and Private Transport Links in Close Proximity
- Convenient for Commuting to Belfast City Centre
- Walking Distance to Range of Shops and Amenities on Ormeau Road
- Ideal First Time Buy / No Onward Chain



THE PROPERTY COMPRISES:

Ground Floor
ENTRANCE HALL:
Leading to...

KITCHEN WITH BREAKFAST AREA : 20' 05" x 16' 03" (6.22m x 4.95m)

OPEN PLAN LIVING / DINING AREA:

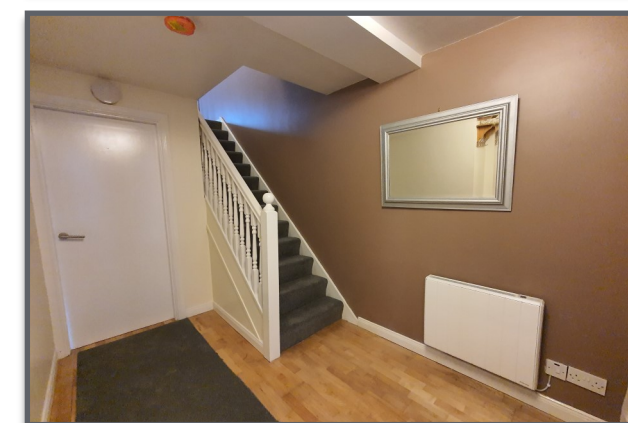
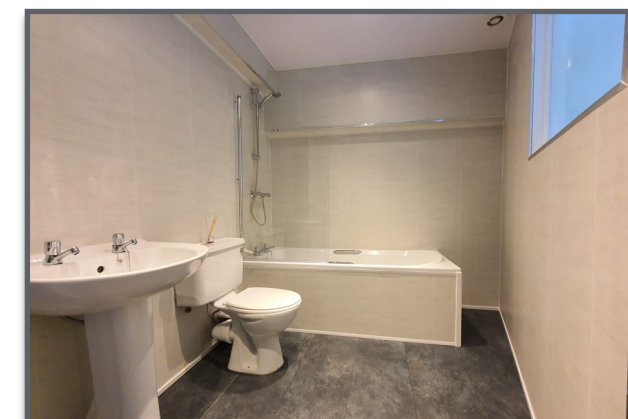
First Floor

BEDROOM (1): 10' 05" x 9' 09" (3.18m x 2.97m)

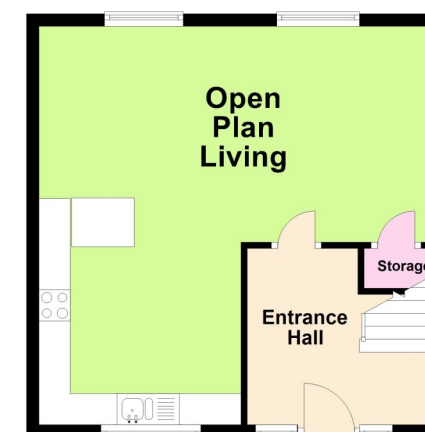
BEDROOM (2): 10' 03" x 8' 10" (3.12m x 2.69m)

BATHROOM:

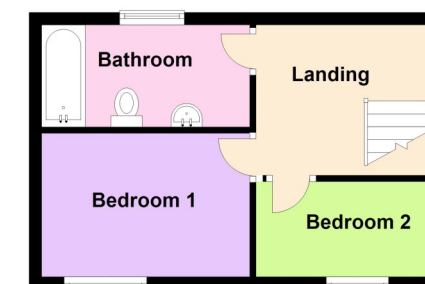
For more information and photographs regarding the accommodation in this property, please visit:
rodgersandfinney.co.uk



Ground Floor



First Floor



For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.