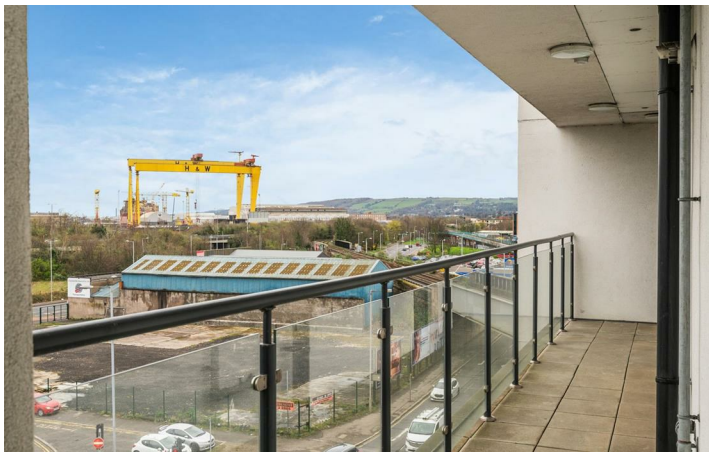




APT 10 THE SANDFORD BUILDING, BELFAST, BT5 4AW

OFFERS AROUND £149,950



An excellent city centre apartment offering excellent accommodation on the fourth floor with views over Belfast city centre, lift access and secure underground car parking space included.

This attractive one bedroom apartment includes generous lounge dining room with wood laminate flooring, and patio doors to balcony overlooking the Sirocco works and River Lagan. Open to luxury modern kitchen, comprising of range of integrated appliances, including built-in oven with gas hob, integrated fridge freezer and dishwasher, space for washing machine, and wood laminate flooring. Good size master bedroom and modern bathroom suite comprising of shower over bath, chrome feature radiator and attractive tiling.



The outside area includes communal garden area with secure gated access, underground car parking with one designated parking space and remote control electric gated access. This apartment is ideal for first time buyers, young professionals, wanting to enjoy the city life and all the mod cons of a luxury recently built apartment in the ever popular Belfast city centre. View now to avoid disappointment!



Key Features

- Excellent One Bedroom Apartment With Lift Access
- Generous Lounge/Dining Room With Laminate Flooring
- Modern Kitchen With Range Of Integrated Appliances
- Good Size Master Bedroom And Modern Bathroom
- Communal Garden Area With Secure Gated Access
- Underground Car Park With Designated Parking Space
- Ideal Purchase For First Time Buyers Or Investors
- Fantastic Location Overlooking Belfast City Centre



Accommodation Comprises

Entrance Hall

Lounge/Dining Room

17'0 x 13'0

Patio doors to balcony. Wood laminate flooring. Open to:

Kitchen

7'0 x 7'0

Modern range of high and low level units, wood effect work surfaces with upstands, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, perspex splashback, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, wood laminate flooring.

Bedroom 1

13'0 x 9'0

(at widest point)

Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower over, tiled splashback, shower screen, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, chrome radiator, extractor fan.

Outside

Communal garden area.

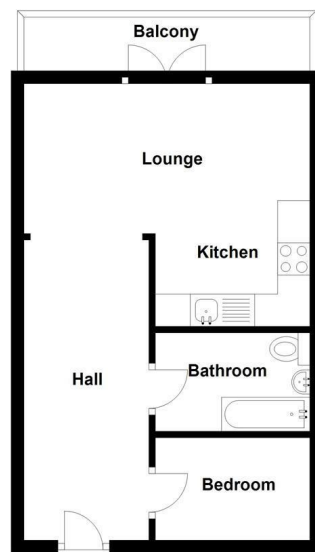
Underground Car Park

Remote controlled gated access to one designated parking space.





Fourth Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9047 1515.

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.

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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