

**RODGERS
&
BROWNE**

Apt 6 Millview Court, 351 Beersbridge Road
Belfast, BT5 5DS

offers over £89,950



The Agent's Perspective...

"This ground floor, one bedroom apartment is conveniently situated close to Connswater Shopping Centre and an attractive option for investors and first time buyers alike.

The open plan layout creates a seamless flow between the living and kitchen area, perfect for entertaining or simply relaxing after a long day.

Don't miss this opportunity, contact us today to schedule a viewing!"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Ground floor one bedroom apartment with its own front door

Gas fired central heating and double glazing

Car parking space

Open plan living room to contemporary kitchen

Enclosed patio to rear

Excellent access to local bus routes and local amenities



Kitchen



Bedroom



Bathroom

The property comprises...

GROUND FLOOR

Hardwood front door to:

ENTRANCE PORCH

Laminate wooden floor, door to:

LIVING ROOM

11' 1" x 11' 2" (3.38m x 3.4m)

Laminate wooden floor, recessed spotlights, door to rear hall, open to:

KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m)

Extensive range of high and low level shaker style white units with roll edged worktops, integrated fridge freezer, electric oven and four ring gas hob with stainless steel extractor fan above, recessed spotlights, part tiled walls, tiled floor, double glazed door to outside.

REAR HALLWAY

BEDROOM (1)

11' 2" (at widest points) x 10' 4" (3.4m x 3.15m)

Laminate wooden floor, wall with feature glass blocks and built-in storage cupboard.

BATHROOM

Three piece white suite comprising curved panelled bath with mixer tap and thermostatically controlled shower overhead, vanity basin with mixer tap, tiled walls extractor fan.

Outside

Paved patio area with side gate to bin access. Light.

Archway to parking.

Location

Travelling from Belfast City Centre along the Beersbridge Road, Millview Court is on the right hand side before the junction with Bloomfield Road.

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

TBC

MANAGEMENT COMPANY SERVICE CHARGE

c. £670 per annum

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 2024/2025 is £614.11

VIEWING

By appointment with **RODGERS & BROWNE**.



Total Area: 36.9 m² ... 397 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.