



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

90 Derwent Street,
Belfast,
County Antrim,
BT4

Asking Price: £85,000

 **Reeds Rains**

reedsrains.co.uk

90 Derwent Street, Belfast, County Antrim, BT4

Asking Price: £85,000

EPC Rating: C

We are delighted to present to the open market this spacious first floor apartment. The apartment benefits from having both its own front door and offers bright accommodation throughout.

Ideally positioned within this popular residential location, offering ease of access to many day to day amenities along with public transport links for city commuting.

Internally the accommodation comprises two generous bedrooms, spacious lounge with wood burning stove, kitchen and bathroom with white suite. Further benefits include gas central heating and double glazed windows.

We have no doubt that this property will create an early interest on todays market, ideally suitable for first time buyer or investor alike, early internal viewing is recommended.

Accommodation

Front door to spacious entrance hall, door to rear communal garden, stairs to first floor and apartment accommodation.

Lounge

14'6" x 10'3" (4.42m x 3.12m)

Wood burning stove, ceramic tiled floor.

Open to kitchen

Kitchen

14'5" x 8'7" (4.4m x 2.62m)

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, ceramic tiled floor, breakfast bar, plumbed for washing machine, cooker space with stainless steel chimney extractor fan.

Bedroom One

12'6" x 9'6" (3.8m x 2.9m)

Bedroom Two

10'2" x 6'7" (3.1m x 2m)

Bathroom

White suite, panelled bath with mixer taps and telephone hand shower, ceramic tiled floor, low flush WC, wash hand basin, PVC tongue and groove walls.

Outside

Enclosed paved communal garden area to rear.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements

All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.