



## APT 9 THE GRANT BUILDING 27 ODESSA STREET, FALLS ROAD, BELFAST, BT13 2QS

Perfectly set within 'The Grant Building', a highly sought-after third floor apartment positioned within the extremely popular Ross Mill development in Clonard, and therefore offering tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and lots of nearby shops, along with excellent transport links to include the Glider service, and within very easy reach of the city centre, this chain-free apartment that enjoys an elevated position with beautiful views over the City is a star-buy.

This apartment block benefits from lift access, and the apartment has a higher-than-average energy rating (EPC B-82) and must be seen to be fully appreciated. The beautiful accommodation is briefly outlined below.

Two good-sized bedrooms, both with built-in mirrored slide robes, and a bright and airy living room with access to a separate fitted kitchen. In addition, a modern shower room and gas heating, as well as being fully double-glazed, all add further to the appeal of this superb apartment that has access to both on-street and gated parking.

In addition, the property is accessed via a door entry intercom system and offers safe and manageable living in the heart of this desirable location that is adjacent to Clonard Monastery and accessibility to St. Peter's Cathedral, as well as an abundance of amenities in Andersonstown along with state-of-the-art leisure facilities, not to mention Europa Buscentre and Great Victoria Street rail stations, soon to be replaced by the new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, making this one a must-see!

A service charge of approximately £413.16 per quarter is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is C.S. M. (02890245999).



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

OFFERS AROUND £104,950

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## Key Features

- Two bedroom 3rd floor apartment situated within the extremely popular Ross Mill Development in Clonard.
- Tremendous doorstep convenience to include a short walk to the Royal Victoria Hospital and excellent transport links along with the Glider service.
- Bright and airy living room with access to fitted kitchen.
- Two bedrooms, both with built-in robes.
- Modern shower room.
- Gas central heating / fully double glazed / Higher-than-average energy rating (EPC B-82)
- Door entry intercom service / Lift access / On-street and access to gated car-parking.
- Desirable location adjacent to Clonard Monastery and accessibility to St Peter's Cathedral, Europa Bus Centre and Great Victoria Street Rail Station.
- Offered for sale chain-free and accessibility to the wider motorway network and an abundance of nearby amenities along with state-of-the-art leisure facilities.
- Spectacular views over the City.





## **GROUND FLOOR**

Door entry intercom system,  
communal entrance stairs / lift to;

## **APARTMENT ENTRANCE**

### **SPACIOUS ENTRANCE HALL**

Wooden effect strip floor,  
cloakroom.

### **LIVING ROOM**

Wooden effect strip floor, open plan  
to;

### **KITCHEN**

Range of high and low level units,  
single drainer stainless steel sink  
unit, integrated fridge and freezer,  
beautiful views.

### **BEDROOM 1**

Built-in mirrored slide robes,  
beautiful views.

### **BEDROOM 2**

Built-in mirrored slide robes,  
beautiful views.

### **SHOWER ROOM**

Shower cubicle, shower unit, low  
flush w.c, pedestal wash hand  
basin, extractor fan.

### **OUTSIDE**

On street and gated carparking.



**APT 9 THE GRANT BUILDING 27 ODESSA STREET, FALLS ROAD,  
REI EAST RT13 206**









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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 Gareth on .

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. 18080556**

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

