



Apt 14 The Tannery 107 Castle Street, Belfast, BT1 1GJ

Price Guide £145,000

This fourth floor apartment is situated in Belfast's City Centre. The Tannery is close to a host of amenities offering the prospective purchaser a great opportunity to purchase an affordable property in an unrivalled location. Well presented, the bright accommodation comprises open plan kitchen / living / dining space, two good sized bedrooms & bathroom. The property also benefits from PVC double glazing, gas fired central heating and a designated parking space. Likely to appeal to a range of buyers including professionals working in the city, the first time buyer, investors or those seeking a City Centre base offering convenience & quality. Early viewing is highly recommended.

- Fourth Floor Apartment
- Allocated Car Parking Space
- Open Plan Kitchen / Living / Dining
- Gas Fired Central Heating / PVC Double Glazing
- City Centre Location
- Two Good Sized Bedrooms
- Bathroom Suite
- Investment Opportunity With Excellent Yield Potential

Energy Efficiency Rating		Current	Potential
(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		80	83

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Communal entrance with lift & stair access to all floors.

ON THE 4TH FLOOR

APT 14

RECEPTION HALL

Storage off.

KITCHEN / LIVING / DINING 28'6" x 15'8" at widest points (8.7 x 4.8 at widest points)



Wood floor. High & low level units, plumbed for washing machine, integrated oven with 4 ring gas hob, extractor fan, stainless steel sink unit.

BEDROOM ONE 15'8" x 7'10" (4.8 x 2.4)



Built in storage. Wood floor.

BEDROOM TWO 15'8" x 5'2" (4.8 x 1.6)



Built in storage. Wood floor.



BATHROOM



White suite comprising bath, pedestal wash hand basin, low flush W.C.

ALLOCATED PARKING SPACE

Secure designated space accessed via electric gate.

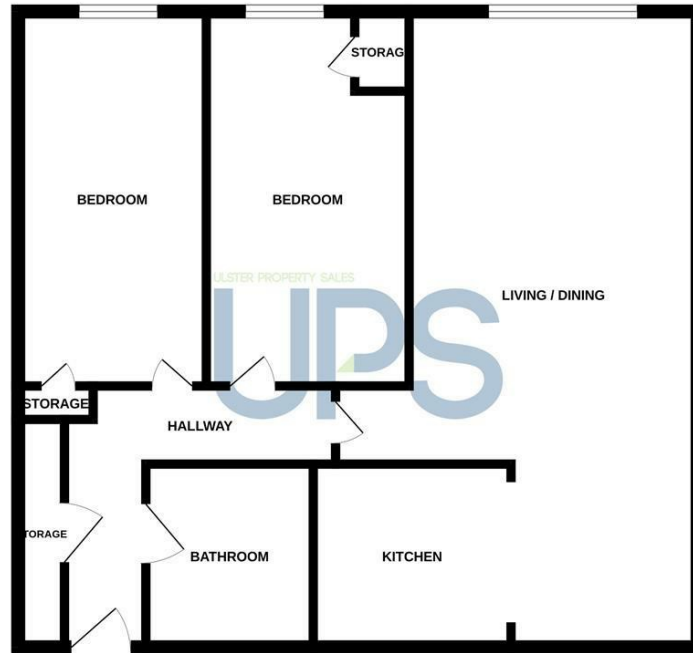
SERVICE CHARGE

Charles White

Approx. £1400.00 per annum

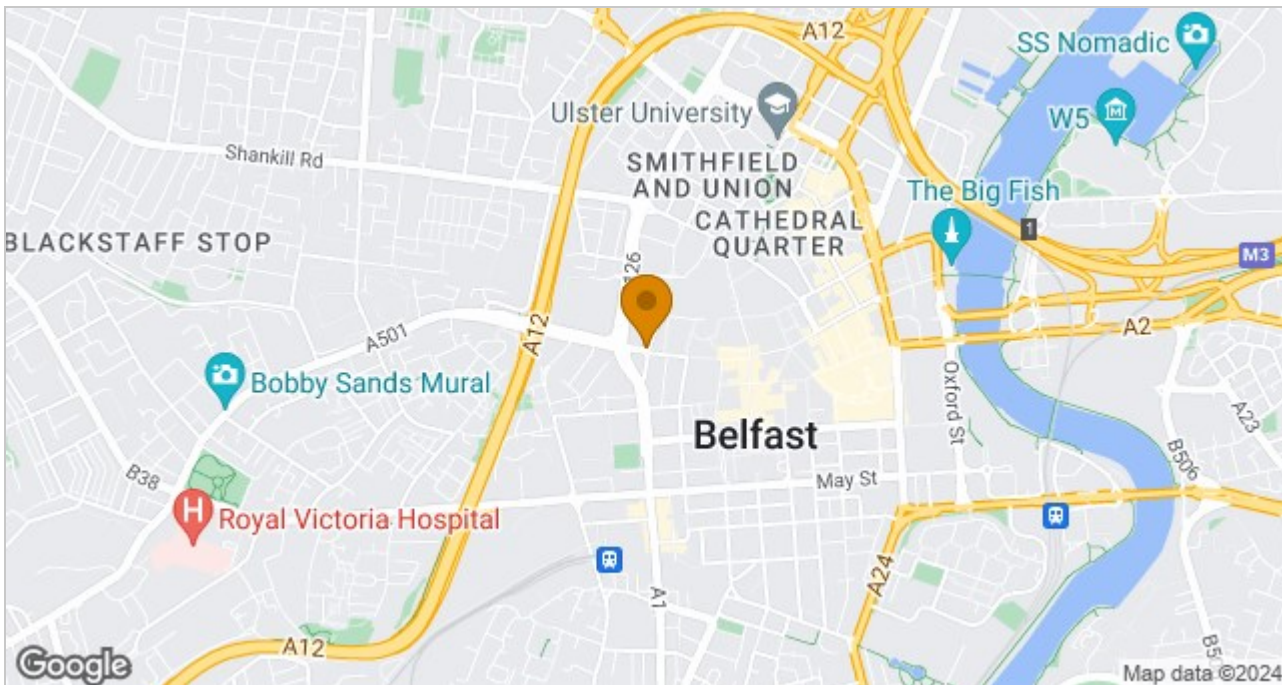
Floor Plan

FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Memphis 12/2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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