

# Tim Martin

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## OPEN VIEWING

MONDAY 22 JULY  
4.30 - 5 PM



13 INVER COURT  
OFF INVERARY AVENUE  
BELFAST  
BT4 1RS

Tim Martin

.co.uk



13 Inver Court, Off Inverary  
Avenue  
Belfast  
BT4 1RS

£825 Per Month

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

Open Viewing Monday 22nd July - 4.30pm - 5.00pm

Situated in East Belfast, this spacious and modern apartment is perfect for a young couple or single professional.

This beautifully appointed first floor apartment, situated in a quiet courtyard is convenient to the City Centre and enjoys modern living at its best. The property boasts a superb open plan kitchen, living and dining area with access to a Juliet balcony, two excellent sized bedrooms and separate bathroom fitted with a modern white suite.

The property is further enhanced by gas fired central heating, double glazing and a single off street car parking space. Close to Belfast City Centre, excellent schools, shops and public transport this property is sure to tick lots of boxes for many purchasers.

RENT: £825.00

Rates: Paid by the Landlord

DEPOSIT: £825.00

NB: The apartment will be let unfurnished.

## FEATURES

- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN, LIVING AND DINING
- TWO GOOD SIZED BEDROOMS
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- UNFURNISHED

## **COMMUNAL ENTRANCE AND STAIRS LEADING TO FIRST FLOOR**

### **Entrance Hall**

Wood laminate floor.

### **Lounge**

Wood laminate flooring; sliding patio door to Juliet balcony; telephone entry system; tv and telephone connection points; open plan to:

### **Kitchen**

Single drainer stainless steel sink unit with mixertaps; range of painted finish eye and floor level cupboards and drawers; formica worktops; integrated Logik electric under oven and four ring electric hob; extractor canopy over; space and plumbing for washing machine; space for fridge freezer; Valliant gas boiler; ceramic tiled floor; part tiled walls.

### **Bedroom 1:**

Wood laminate floor.

### **Bedroom 2:**

Wood laminate floor.

### **Bathroom**

Modern white suite comprising panelled bath with mixer taps and telephone shower attachment; glass shower panel; wash hand basin with chrome Mono mixer tap and cupboard under; close coupled wc; ceramic tiled floor; extractor fan; part tiled walls.

### **Parking**

Designated car park space; bin storage area.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24  
7AA  
T 028 97 568300

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