

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4 42 ST MARYS GARDENS, BELFAST, BT12
7LG**

OFFERS AROUND £119,950

A rare opportunity to purchase this well-appointed and modern first-floor apartment superbly located within this well-maintained and small complex that is gated and offers safe and secure living within this extremely sought-after residential location that enjoys tremendous doorstep convenience to lots of schools, shops, and transport links along with the Glider service and is within easy reach of the Royal Victoria Hospital, St. Mary's University College, and the city centre, to name a few!

This magnificent apartment has a higher-than-average energy rating (EPC C-76) and is close to an abundance of amenities on the nearby Falls and Andersonstown Roads. Together with its elevated position, we have no hesitation in recommending viewing, and the eye-catching accommodation is briefly outlined below.

The spacious and welcoming entrance hall leads to two good-sized bedrooms and a luxury up-graded shower suite that has spotlights. In addition, there is a bright and airy living room with a bay and Juliet-style balcony that enjoys attractive views. There is also access to a separate fitted kitchen, also enjoying a Juliet-style balcony.

The property benefits from gas-fired central heating and Upvc double glazing, as well as gated, designated car parking.

On approach to the property there is a door entry intercom system that provides access and stairs as well as a lift service to the apartment.

A beautiful apartment that seldom becomes available, and we strongly encourage viewing.

A service charge of approximately £116.00 per months is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is Gordon Estates (02895902737).



Key Features

- Modern first floor apartment superbly located within this well maintained and small complex that is gated and offers safe and secure living.
- Luxury upgraded shower suite with spotlights.
- Separate fitted kitchen also enjoying a Juliet style balcony.
- Gated designated carparking / Door entry intercom system / Lift access.
- Excellent transport links along with the Glider service and wider motorway network close by.
- Two good sized bedrooms.
- Bright and airy living room with bay window and Juliet style balcony that enjoys attractive views.
- Gas fired central heating system / Upvc double glazing / Higher-than-average energy rating (EPC C-76)
- Ideal location close to lots of nearby amenities including the Royal Victoria Hospital, St. Mary's University College and the city centre.
- Viewing strongly recommended.



GROUND FLOOR

Door entry intercom system, vehicle / pedestrian access.

COMMUNAL ENTRANCE HALL

Lift / stairs to;

APARTMENT ENTRANCE

Front door to;

ENTRANCE HALL

To;

BEDROOM 1

12'4 x 11'0

Laminate wood effect floor.

INNER HALL

Laminated wood effect floor.

BEDROOM 2

9'5 x 7'4

Laminated wood effect floor.

LUXURY SHOWER SUITE

Feature shower cubicle, thermostatically controlled shower unit, low flush w.c, wash hand basin, black effect sanitary ware, spotlights, towel warmer, extractor fan.

LIVING ROOM

21'0 x 13'1

Cornicing, laminated wood effect floor, bay window, Juliet style balcony (attractive views of City / greenery)

KITCHEN

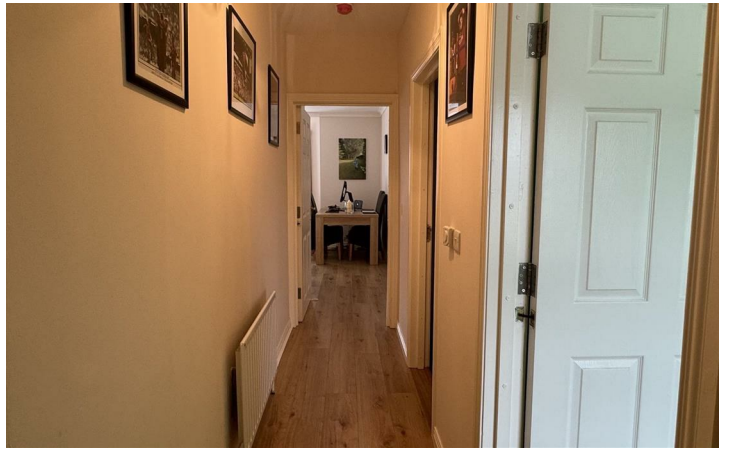
Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, partially tiled walls, Juliet style balcony.

OUTSIDE

Access via a remote controlled electric gate, designated car-parking space.



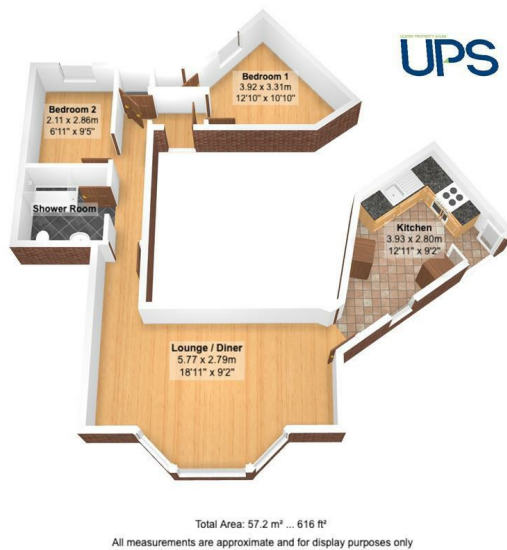








Apartment 4, 42, St. Marys Gardens, BELFAST, BT12 7LG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

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028 9188 8000

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028 4461 4101

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028 9064 1264

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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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