



APT 4 THE ROSS BUILDING, 19 ODESSA STREET, BELFAST, BT13 2QS



An upgraded, well maintained and presented, luxurious, ground floor apartment with own door access fronting the Ross Mill Development at Odessa Street. Two good, double bedrooms each with built-in robes. Principle bedroom with ensuite shower room, lounge open to dining area. Newly installed luxury fully fitted kitchen. White bathroom suite. Gas fired central heating system. Above Average Energy Rating EPC " C " / Double glazed windows. Feature floor coverings. Freshly painted throughout. Gated car parking facility with remote access / communal gardens. Fantastic doorstep convenience within easy walking distance of schools / shops / Royal Victoria Hospital / Glider Service. Competitively priced first time buy / investment / chain free / immediate possession. The best on offer within this development, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(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			

OFFERS AROUND £119,950

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Key Features

- An upgraded well maintained and presented luxury ground floor apartment with own front door access.
- Principle bedroom with ensuite shower room.
- White bathroom suite.
- Double glazed windows / Feature original period high ceilings.
- Gated car parking facility with remote access / Communal open space to front.
- Two good double bedrooms each with built-in robes.
- Lounge / Living / dining area / Newly installed luxury fitted kitchen.
- Gas fired central heating system.
- Freshly painted throughout.
- Competitively priced first time buy / immediate possession / Chain free





GROUND FLOOR

OPEN ENTRANCE PORCH

Feature entrance door to;

LOUNGE / LIVING / DINING AREA

18'2 x 14'2

Wood strip floor, feature window and period high ceiling, archway to;

LUXURY NEW KITCHEN

11'1 x 5'8

Range of high and low level units, 4 ring gas hob, underoven, overhead extractor hood, tiling, plumbed for washing machine, integrated fridge and freezer, single drainer stainless steel sink unit. Wall tiling and feature flooring.

INNER HALL

Wooden stripped flooring. To;

PRINCIPLE BEDROOM 1

15'9 x 8'7

Wooden effect strip floor, built-in mirror slide robes.

ENSUITE SHOWER ROOM

Feature Shower cubicle, low flush w.c, wash hand basin. Wall coverings and feature flooring.

BEDROOM 2

13'5 x 9'4

Built-in mirror slide robes, wooden effect strip floor.

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling.

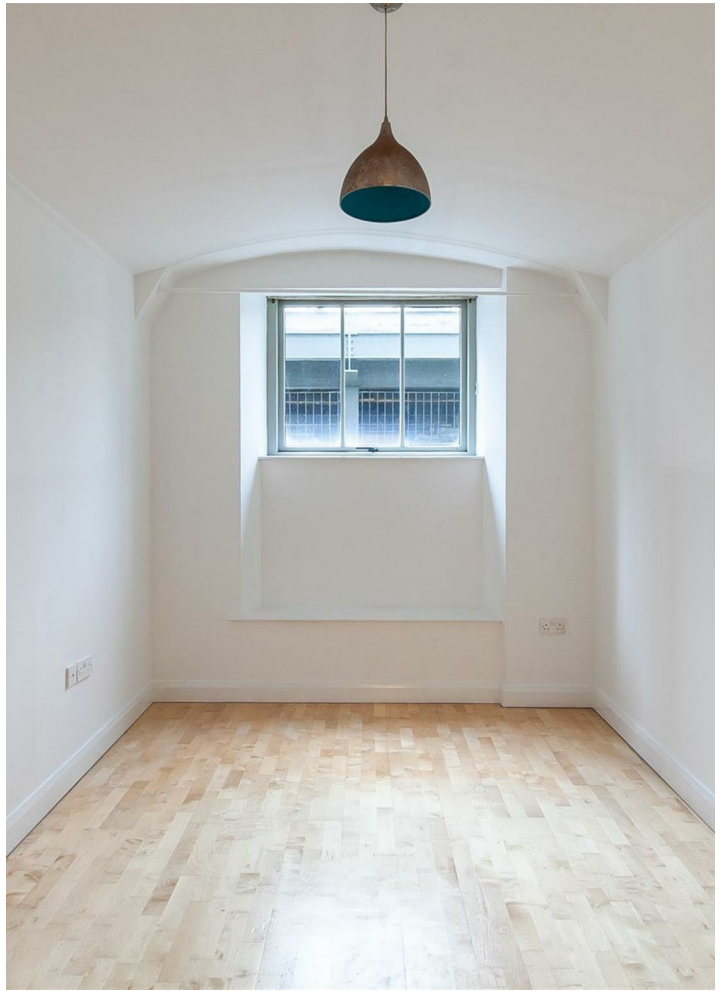
OUTSIDE

Feature communal garden area to

front while enclosed space to rear, feature double gates to enclosed, gated carparking.

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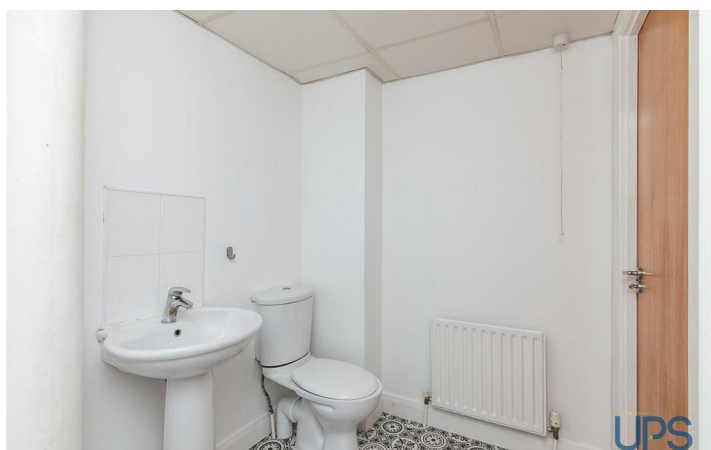








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Questions you may have.

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 Andersonstown 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. 18171750

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.

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