



APT 9 13 ST ANNES CLOSE, BLACKS ROAD, BELFAST, BT10 0PR

An extraordinary top-floor apartment superbly placed in this well-maintained and small complex that is superbly positioned in this extremely desirable and sought-after residential cul de sac location just off the established and convenient Blacks Road, which is close to an excellent selection of schools, shops, and transport routes along with the motorway network and Blacks Road park and ride, to name a few.

This sizeable apartment offers fantastic living space that can be hard to find in today's market. Coupled with a higher-than-average energy rating (EPC C-79) and ideally placed close to both Belfast and Lisburn as well as arterial routes, and offering safe and secure living, this one is not to be missed, and the versatile accommodation is briefly outlined below.

Three good-sized bedrooms: the principal bedroom with a luxury ensuite shower room that has spotlights and bedroom 2 with built-in slide robes.

There is an eye-catching bright and airy living room that has a feature corner window as well as a separate luxury fitted kitchen that has spotlights and decorative tiling together with a modern white bathroom suite.

The apartment also benefits from upvc double glazing and gas-fired central heating and is approached via a door entry intercom system, and the apartment itself has a spacious and welcoming entrance hall with storage cupboards as well as a handy utility cupboard.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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 £159,950

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Key Features

- An extraordinary three bedroom top floor apartment offering safe and secure living space within this preferred residential location that seldom becomes available.
- Three bedrooms, principal bedroom with private luxury up-graded en-suite shower room.
- Luxury white bathroom suite / Access to partially floored roof-space.
- Approached via a door entry intercom system.
- Fantastic Blacks Road location that is in constant demand and with easy commuting distance to both Belfast and Lisburn.
- Sizeable bright and airy living room with feature corner window.
- Separate fitted kitchen with spotlights and decorative tiling.
- Gas fired central heating / Upvc double glazing / Higher-than-average energy rating (EPC C-79)
- Spacious and welcoming entrance hall with storage cupboards as well as a handy utility cupboard.
- Stylish apartment of approximately 800sqft that can be very difficult to find and we strongly recommend viewing.



UPS



GROUND FLOOR

Door entry intercom system, communal stairs to;

SECOND FLOOR

APARTMENT ENTRANCE

SPACIOUS HALLWAY

Utility cupboard x 2.

LIVING ROOM

Beautiful tiled floor, feature corner window.

SEPARATE KITCHEN

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, stainless steel extractor fan, spotlights, under unit lighting, beautiful partially tiled walls.

PRINCIPLE BEDROOM 1

LUXURY ENSUITE

SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, wash hand basin and storage unit, chrome effect sanitary ware, chrome heated towel rail, spotlights.

BEDROOM 2

BEDROOM 3

Built-in slide robes.

WHITE BATHROOM SUITE

Bath, low flush W.C., partially tiled walls, chrome effect towel warmer, chrome effect sanitary ware, spotlights.

ROOFSPACE

Access via pull down ladder, partially floored.

OUTSIDE

Communal car parking and gardens.

ADDITIONAL INFO

A service charge of approximately £70.00 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is Block Management NI (02830054500)

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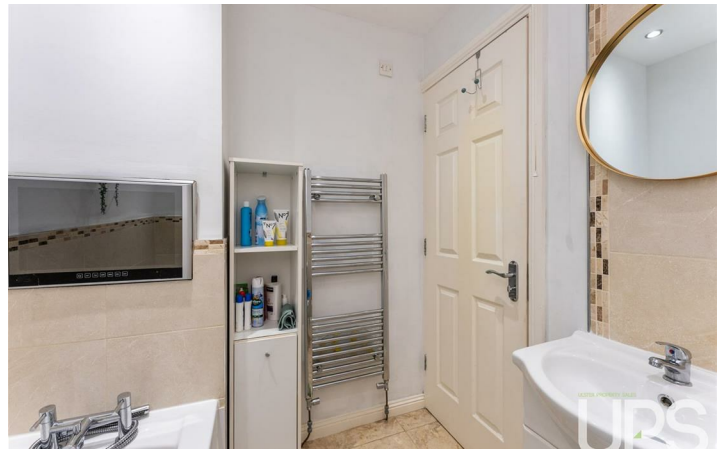








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Questions you may have.

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. 18189217

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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