



## APT 35 THE ROSS BUILDING, FALLS ROAD, BELFAST, BT13 2QY

The Ross's Mill is a prestigious development by the Carvill Group Ltd in 2007. The development of the former mill building consists of 36 large loft style apartments which have considerable character and will obviously prove popular to discerning purchasers who appreciate the charm of a building such as this. These refurbished apartments have high ceilings with well proportioned rooms. Together with exceptionally large windows, this will combine to provide stylish loft apartment living. The quality of natural light will be truly spectacular.

The Loft apartment specification:

- imaginative design capturing the character of the original building
- designer light fittings
- hardwood flooring throughout living room, hall and bedrooms
- exceptionally large feature windows approximately 8ft in height
- existing high ceiling heights retained of approximately 10 to 12ft
- vaulted ceilings retained

Each dwelling of the Ross Mill benefits from secure parking and access to the landscaped courtyard.

This example is a large top floor Loft styled Penthouse apartment that enjoys an elevated position within this Mill Conversion with exceptional far reaching views over Belfast City.

Two good bright double bedrooms each with built-in slide robes and large ceiling high feature windows. Principal bedroom with ensuite shower room. Lounge / living / dining area with feature high ceilings. Fitted kitchen. White bathroom suite. Double glazing / gas central heating system. Ample storage. Feature floor coverings and bedrooms with high ceilings. Good fresh youthful presentation throughout. Fantastic competitively priced first time buy. Gated development with remote access to secure car parking. Feature landscaped communal courtyard with raised planters and seating areas. Excellent doorstep convenience to shops / Royal Victoria Hospital / transport links. Chain Free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		EU Directive 2002/91/EC	

OFFERS AROUND £119,950

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## Key Features

- Luxury top floor Loft Styled Penthouse Apartment with own front door access.
- Principle bedroom / Ensuite shower room.
- Luxury fully Fitted kitchen.
- Double glazing.
- Fantastic first time buy or Buy-to-Let Investment.
- Two good bright double bedrooms each with Mirror Slide Robes / feature High Ceilings / Feature roof high Tall Windows.
- Lounge / living / dining room with wooden flooring and feature High Ceilings.
- White bathroom suite.
- Gas central heating system.
- Secure car gated parking with remote access / Chain Free / Immediate Possession.





## GROUND FLOOR

Steps to 2nd floor entrance door.

### LOUNGE / LIVING / DINING

17'2 x 14'7

Feature high ceiling, bay window, wooden effect strip floor, built-in cupboard, open to;

### FITTED KITCHEN

12'2 x 16'7

Range of high and low level units, formica work surfaces, newly installed 4 ring gas hob, underoven, overhead extractor hood, single drainer stainless steel sink unit, gas boiler, tiling.

### INNER HALL

Feature wooden stripped floor. Built-in robes.

### PRINCIPAL BEDROOM 1

15'6 x 10'6

Wooden effect strip floor, built-in mirror slide robes. Feature high ceilings / picture windows with City views

### ENSUITE SHOWER ROOM

Shower cubicle, newly installed electric shower unit, pedestal wash hand basin, low flush w.c. tiling.

### BEDROOM 2

12'2 x 8'2

Wooden effect strip floor, built-in mirror slide robes. Feature high ceilings / picture window with City Views

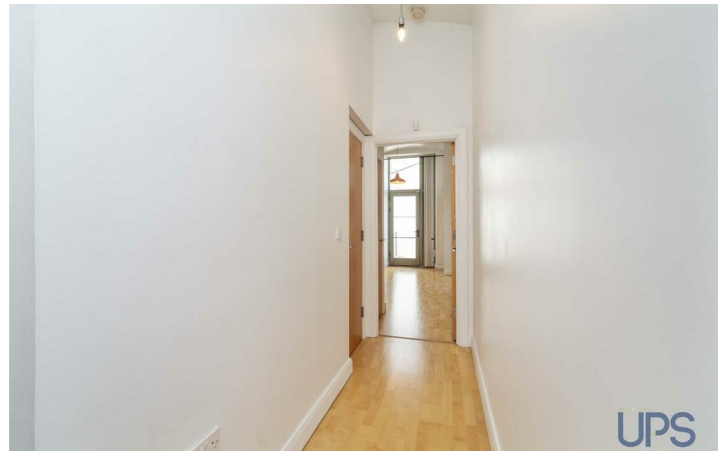
### WHITE BATHROOM SUITE

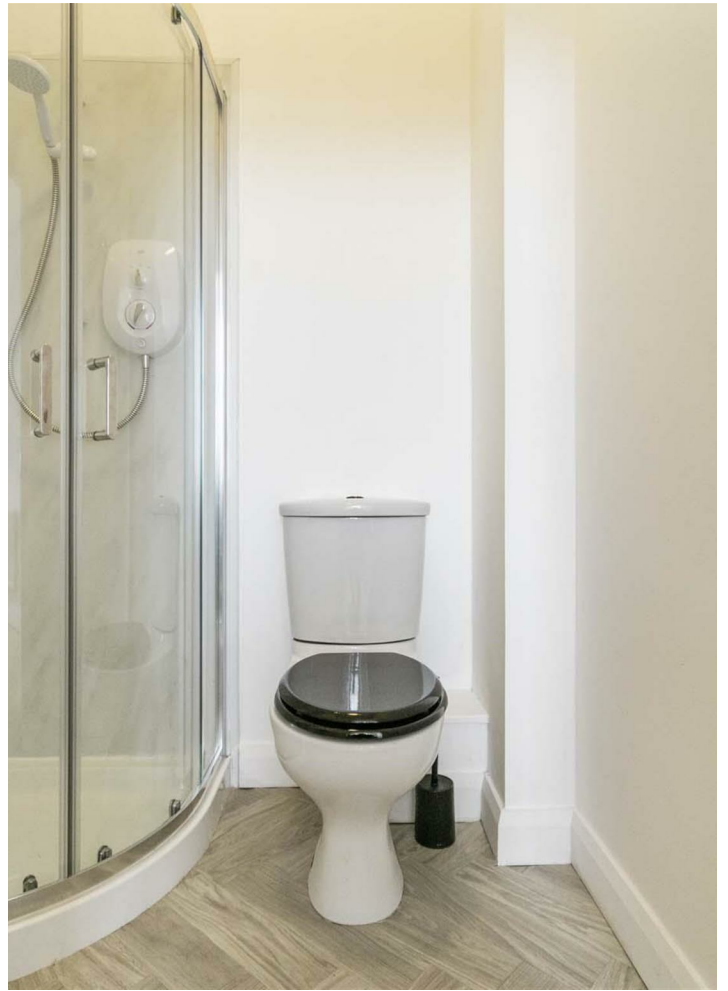
Panelled bath, pedestal wash hand basin, low flush w.c. tiling.

### OUTSIDE

Feature communal courtyard, landscaped, secure, gated carparking with remote access.

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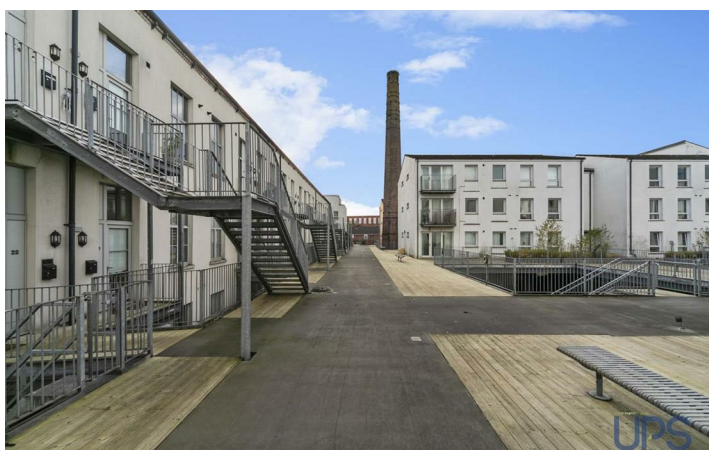








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Questions you may have.

**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. 18196133**

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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