



## APT 10 THE ROSS BUILDING, ODESSA STREET / FALLS ROAD, BELFAST, BT13

### 2OH

A superior ground floor, luxurious apartment with own door access and feature open aspect to front. Two good, well appointed, comfortable, double bedrooms, both with built-in mirror slide robes. Principle bedroom with luxury finished ensuite shower room. Lounge / living / dining room with feature high ceilings and tall windows. Newly installed luxury fitted kitchen with appliances. White bathroom suite. Double glazing. Gas fired central heating system. Recently painted throughout / feature floor coverings. Fantastic first time buy. Feature open space / communal garden area to front. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(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 £124,950



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## Key Features

- Superior ground floor luxurious loft styled apartment with own door access.
- Principle bedroom with Luxury finished ensuite shower room.
- White bathroom suite.
- Gas fired central heating system.
- Exceptional doorstep convenience.
- Two good, well appointed double bedrooms.
- Lounge / living / dining room with feature flooring / high ceilings and tall windows.
- Newly installed luxury fitted kitchen.
- Recently painted throughout / feature floor coverings.
- Gate car parking with remote / access Chain free.







## GROUND FLOOR

### OPEN ENTRANCE PORCH

To

### LOUNGE / LIVING / DINING AREA

18'2 x 14'2

Newly fitted wooden effect strip floor, feature high ceilings. Archway to;

### LUXURY NEWLY INSTALLED FITTED KITCHEN

Range of high and low level units, formica work surfaces, 4 ring gas hob, underoven, overhead extractor hood, tiling, fridge and freezer, plumbed for washing machine flooring.

### INNER HALL

Wooden effect strip floor.

### PRINCIPLE BEDROOM

15'9 x 8'7

Feature floor coverings, built-in robes.

### ENSUTIE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low flush w.c.

### BEDROOM 2

13'5 x 9'4

Feature floor coverings, built-in slide robes

### WHITE BATHROOM SUITE

Paneled bath, pedestal wash hand basin, low flush w.c.

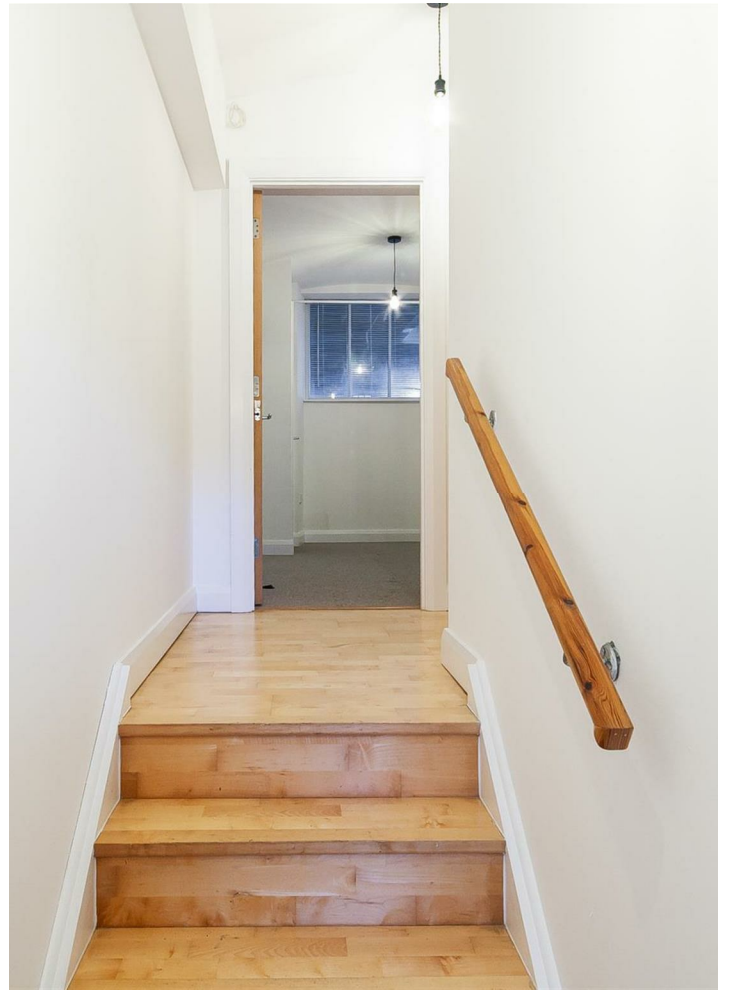
### OUTSIDE

Feature open space to front / communal garden. Enclosed and gated car parking with remote access.

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UPS

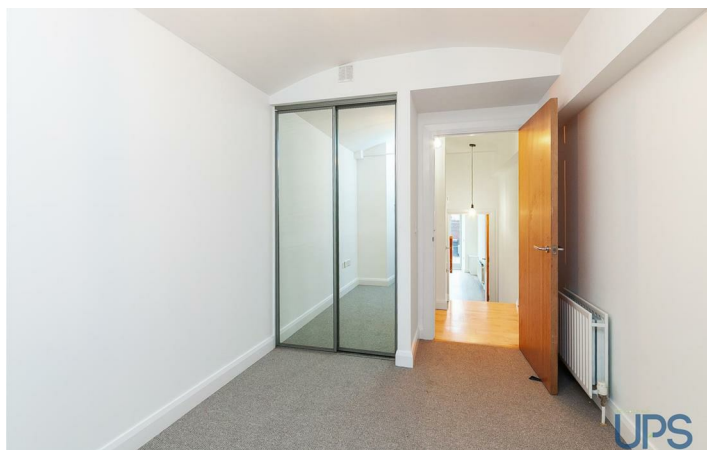


UPS





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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 Conor 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. 18202848**

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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