

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3A ROTTERDAM COURT, BELFAST,  
BT5 4DT**

**OFFERS AROUND £99,950**



A well presented, deceptively spacious ground floor apartment offering excellent accommodation, located just off Bridge End, and within easy walking distance to Belfast city centre.

One of a block of apartments within a residential area, just off Bridge End, this fully furnished apartment has just recently undergone an improvement programme by the current owners, to include a new kitchen, new appliances, and partly tiled walls. The accommodation further includes good size lounge with wood laminate flooring, master bedroom, and a white bathroom suite with electric shower over bath.

Ideal for a mature couple or young professionals, this property enjoys plenty of storage space and an enclosed rear paved garden area. Also offering on street parking to the rear and communal gardens to the front, this is a great buy in a great convenient location with so many amenities close to hand.



## Key Features

- Excellent One Bedroom Ground Floor Apartment
- Good Size Lounge With Wood Laminate Flooring
- New Modern Kitchen With Part Tiled Walls
- Modern White Bathroom Suite
- Enclosed Paved Yard To Rear Of Property
- Electric Heating & PVC Double Glazed Windows
- Convenient Location Within Easy Walking Distance Of City Centre
- Ideal Purchase For First Time Buyers, Investors Or Downsizers



### Accommodation Comprises

#### Communal Entrance Hall

#### Entrance Hall

Cloak cupboard.

#### Lounge

13'4" x 11'0"

Wood laminate flooring, double built-in cupboard.

#### Dining/Kitchen

13'7" x 7'9"

New range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, freestanding cooker, stainless steel extractor hood, washing machine, under counter fridge, part tiled walls.

#### Bedroom 1

13'7" x 8'5"

#### Bathroom

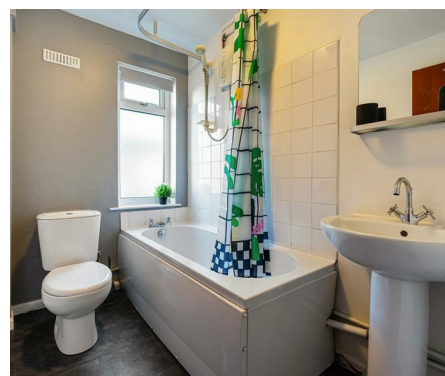
White suite comprising panel bath with mixer taps, electric shower, tiled splashback, pedestal wash hand basin with mixer taps, low flush WC.

#### Outside

Small front paved garden, enclosed rear paved area, on street parking for residents to the rear.

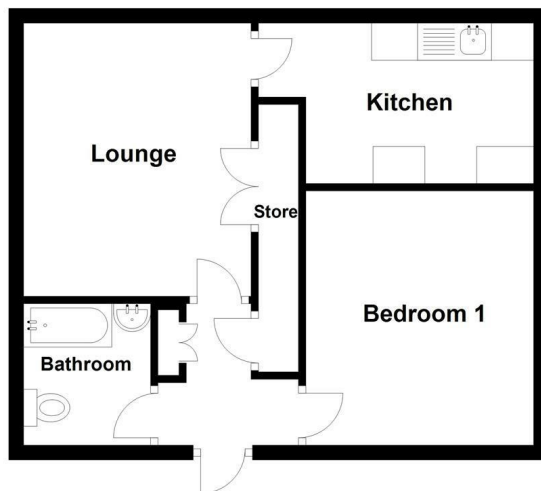
#### Other Information

Monthly management fee between £30 - £40 per month.





**Ground Floor**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 72        |
| (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 9047 1515.

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.

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