

## APT 14, THE HAZELTON BUILDING 11 CLONARD STREET, BELFAST, BT13

### 20W

A stylish and upgraded top-floor apartment ideally placed within "The Hazelton Building," which is accessed just off Clonard Street adjacent to Clonard Monastery and within a short walk to the Royal Victoria Hospital, St. Mary's University College, and the city centre, as well as the new multimillion-pound Grand Central Station—the main transport gateway to Belfast!

The area is serviced by excellent transport links, including bus, taxi, and the Glider service, and this beautiful apartment benefits further from a higher-than-average energy rating and a most appealing elevated position with views of the Mill chimney and recently upgraded Courtyard.

The well-appointed accommodation is spacious throughout and is briefly outlined below.

Approached via a door entry intercom system, the apartment has a spacious and welcoming entrance hall with handy storage cupboards and an eye-catching contemporary living room that has its own private balcony and is open plan to a beautiful, fitted kitchen/dining area.

There are two good-sized, bright bedrooms, both of which have built-in robes, and there is a modern shower room.

Other qualities include gas-fired central heating and UPVC double glazing, as well as access to on-street and gated car parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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 £114,950

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## Key Features

- An extraordinary top-floor apartment that has been beautifully presented and upgraded and benefits from a private balcony within this sought-after development.
- Two bright bedrooms, both with built-in robes.
- Modern shower room.
- Access to on-street and gated car parking as well as an upgraded communal courtyard area.
- Close to the new multi-million-pound Belfast Grand Central Station, as well as schools, arterial links to include the wider motorway network, and so much more.
- Walking distance to the Royal Victoria Hospital, St. Mary's University College, the city centre, and an abundance of amenities on the Falls Road!
- Contemporary open-plan living arrangement with access to a private balcony and open plan to an eye-catching kitchen/entertaining area.
- Gas-fired central heating / UPVC double glazing / Higher-than-average energy rating (EPC C-79)
- Secure and manageable living space within this established location that enjoys tremendous doorstep convenience.
- Viewing is strongly recommended for this striking apartment that must be seen to be fully appreciated.





## GROUND FLOOR

Door entry intercom system, communal stairs to:

## THIRD FLOOR / TOP FLOOR

### APARTMENT ENTRANCE

To:

### SPACIOUS AND WELCOMING ENTRANCE HALL

Spacious and welcoming entrance hall, wooden effect strip floor, storage cupboards x 2.

### LIVING ROOM

17'11 x 16'3

Private balcony, beautiful views over chimney / court yard. Open plan to:

### LUXURY KITCHEN / DINING AREA

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, stainless steel extractor fan, plumbed for washing machine, integrated fridge and freezer, beautiful partially tiled walls.

### BEDROOM 1

12'4 x 8'11

Built-in mirrored slide robes.

### BEDROOM 2

12'10 x 7'11

Wooden effect strip floor, built-in robes.

## SHOWER ROOM

Thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, extractor fan.

## OUTSIDE

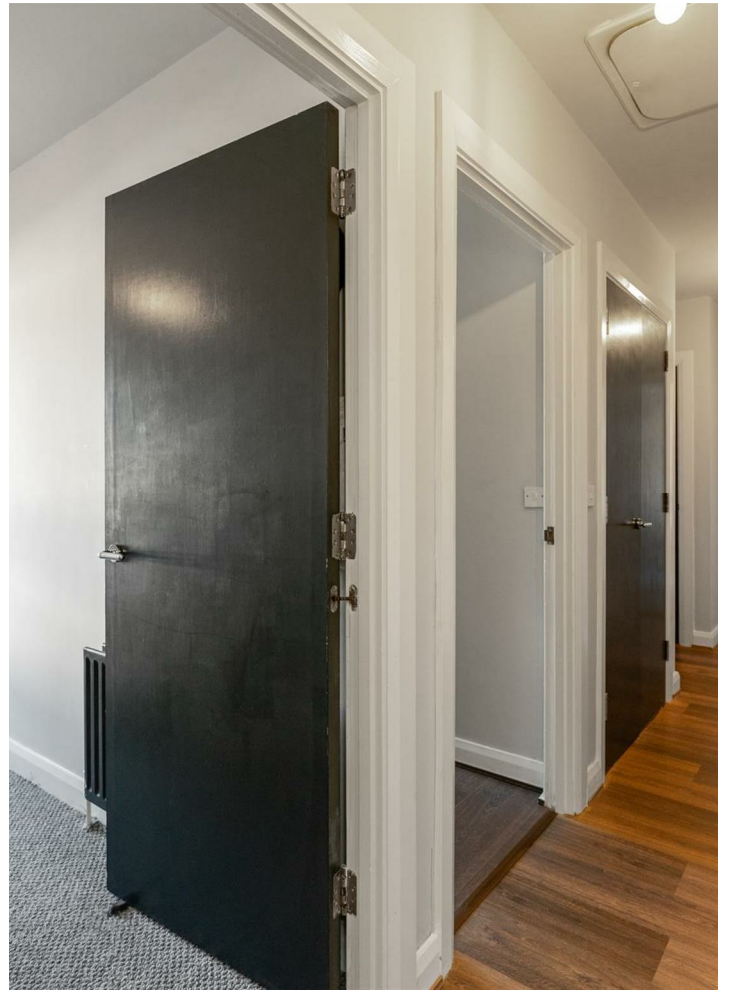
Communal on-street and gated car-parking, up-graded courtyard.

## MANAGEMENT INFO

A service charge of approximately £1,900.00 per annum is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is CSM. (02890245999).

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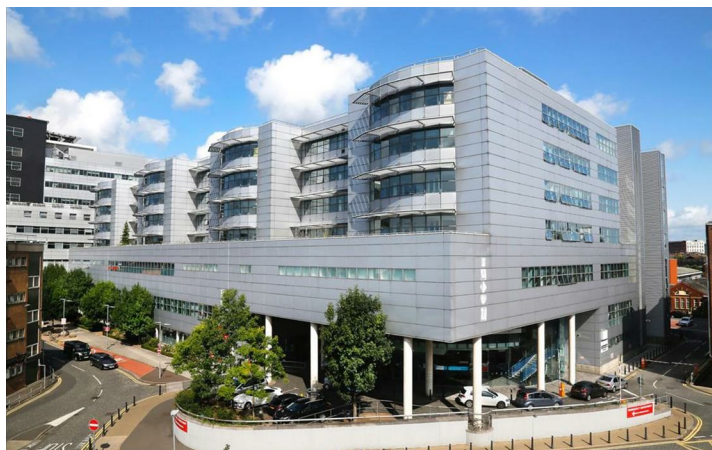
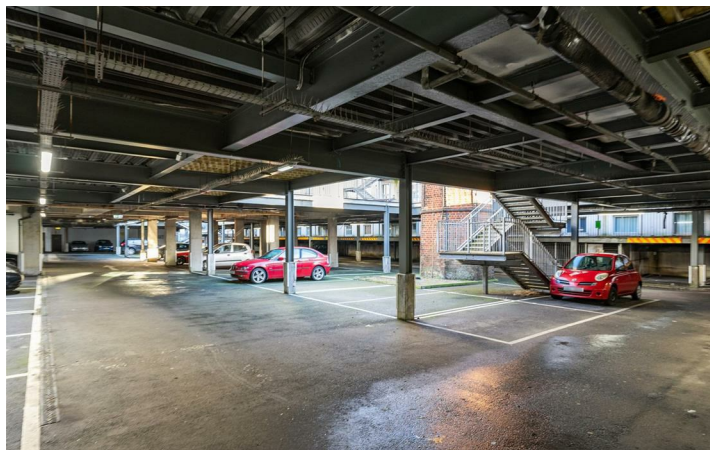








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Questions you may have.

**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. 18247453**

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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