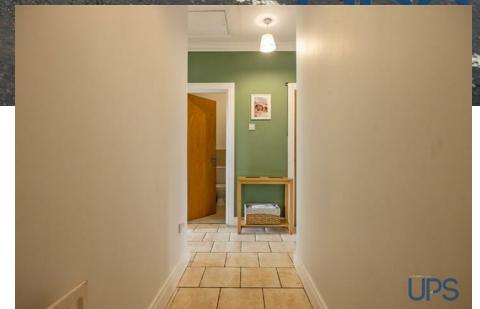




## APT 13 RATH MOR, 45 STEWARTSTOWN ROAD, BELFAST, BT11 9FZ

A superior first floor apartment that enjoys an elevated position within this established sought after residential location off the Stewartstown Road. Two good, bright, double bedrooms. Principle bedroom with ensuite shower room. Lounge / living / dining area open to a fitted kitchen. White bathroom suite with feature shower cubicle. Upvc double glazed windows. Gas fired central heating system with a recently upgraded boiler. Feature high ceilings with period cornicing. Roofspace with access via a slingsby type ladder. Good fresh youthful presentation throughout. Enclosed car parking with feature roller door. Feature doorstep convenience within easy walking distance of shops / entertainment / transport links. Competitively priced - well worth a visit.

(A service charge of approximately £35.00 per month, at present, is payable to Charterhouse Property Management Ltd - 02890249659) We recommend the purchaser and their solicitor confirm the service charge amount and inclusions.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	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 £119,950

# APT 13 RATH MOR, 45 STEWARTSTOWN ROAD, BELFAST, BT11 9FZ

## Key Features

- A superior first floor apartment that enjoys an elevated position.
- Principle bedroom with ensuite shower room.
- White bathroom suite with feature shower cubicle.
- Gas fired central heating with a recently upgraded boiler.
- Enclosed car parking with feature roller door.
- Two good, bright double bedrooms.
- Lounge / living / dining area open to a fitted kitchen.
- Upvc double glazed windows.
- Good presentation.
- Competitively priced - well worth a visit.







## GROUND FLOOR

Stairs to:

## FIRST FLOOR

### APARTMENT ENTRANCE

To:

### ENTRANCE HALL

Ceramic tiled floor.

### INNER HALL

Access to roofspace via slingsby type ladder.

### LOUNGE / LIVING / KITCHEN / DINING AREA

19'6 x 17'6

Range of high and low level units, formica work surfaces, 4 ring gas hob, tiling, ceramic tiled floor, feature fireplace. Feature high ceiling with cornicing.

### PRINCIPLE BEDROOM 1

11'4 x 11'3

### ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

### BEDROOM 2

9'8 x 7'9

Wooden effect strip floor.

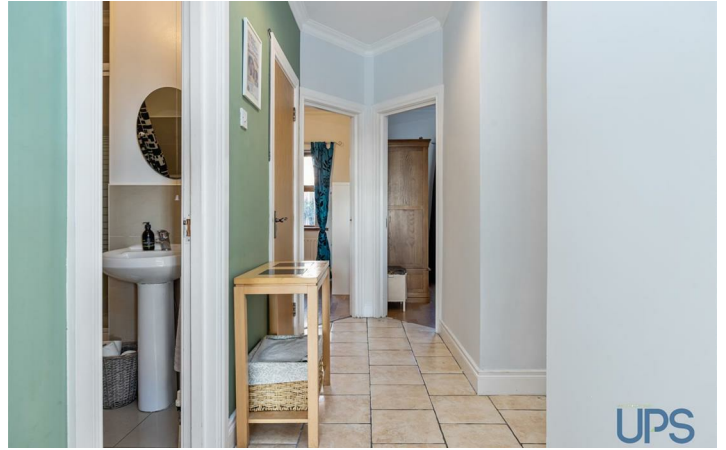
### WHITE BATHROOM SUITE

Panelled bath, shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

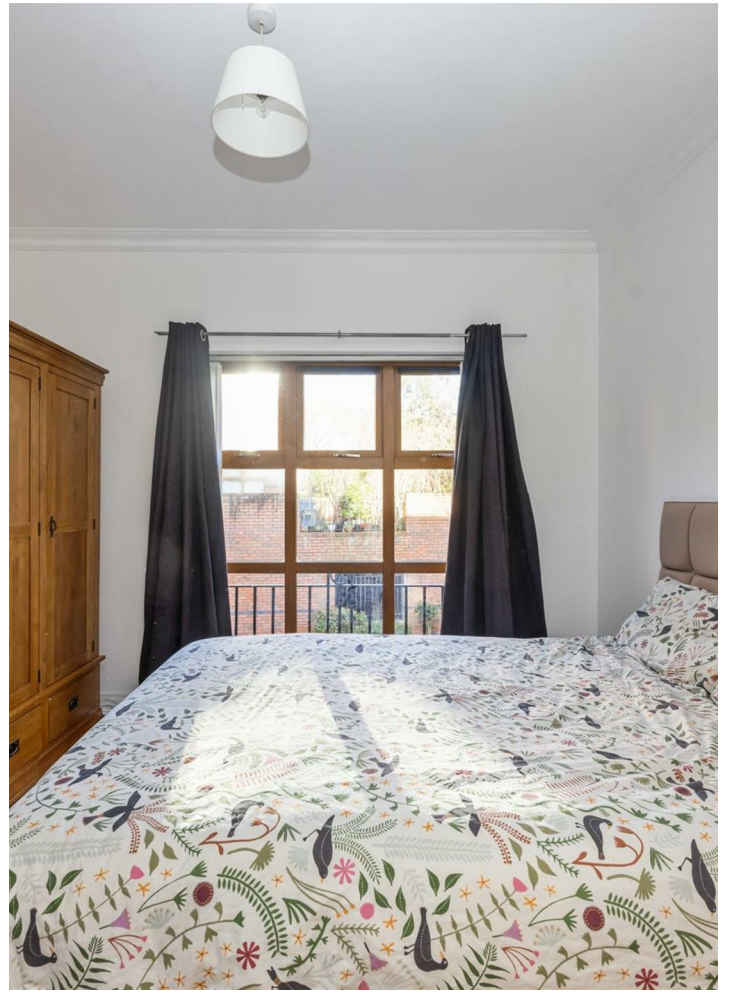
### OUTSIDE

Access to rear with car parking and roller door

**APT 13 RATH MOR, 45 STEWARTSTOWN ROAD, BELFAST, BT11 9FZ**





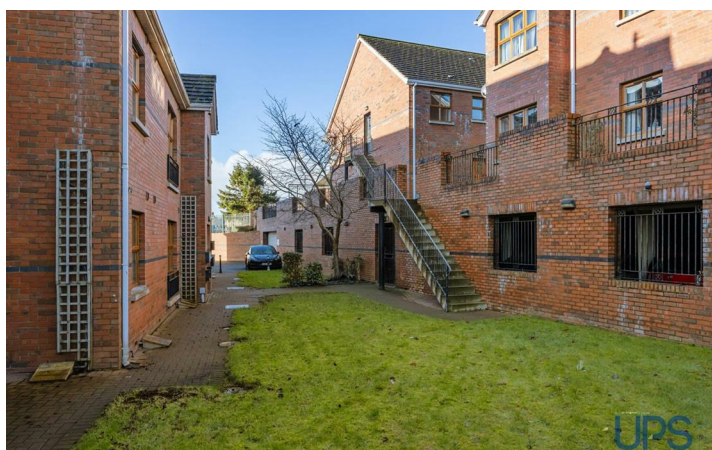








# APT 13 RATH MOR, 45 STEWARTSTOWN ROAD, BELFAST, BT11 9FZ



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 Kelly-Ann 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. 16833860**

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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