

Tim Martin
— .co.uk



**13 Inver Court, Off Inverary
Avenue
Belfast
BT4 1RS**

£825 Per Month

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SUMMARY

Situated in East Belfast, this spacious and modern apartment is perfect for a young couple or single professional.

This beautifully appointed first floor apartment, situated in a quiet courtyard is convenient to the City Centre and enjoys modern living at its best. The property boasts a superb open plan kitchen, living and dining area with access to a Juliet balcony, two excellent sized bedrooms and separate bathroom fitted with a modern white suite.

The property is further enhanced by gas fired central heating, double glazing and a single off street car parking space. Close to Belfast City Centre, excellent schools, shops and public transport this property is sure to tick lots of boxes for many purchasers.

RENT: £825.00

Rates: Paid by the Landlord

DEPOSIT: £825.00

NB: The apartment will be let unfurnished. Sorry, no pets.

FEATURES

- OPEN VIEWING: Friday, 7th February 2025 4.15pm to 5.00pm
- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN, LIVING AND DINING
- TWO GOOD SIZED BEDROOMS
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- UNFURNISHED

COMMUNAL ENTRANCE AND STAIRS LEADING TO FIRST FLOOR

Entrance Hall

Wood laminate floor.

Lounge

Wood laminate flooring; sliding patio door to Juliet balcony; telephone entry system; tv and telephone connection points; open plan to:

Kitchen

Single drainer stainless steel sink unit with mixertaps; range of painted finish eye and floor level cupboards and drawers; formica worktops; integrated Logik electric under oven and four ring electric hob; extractor canopy over; space and plumbing for washing machine; space for fridge freezer; Valliant gas boiler; ceramic tiled floor; part tiled walls.

Bedroom 1:

Wood laminate floor.

Bedroom 2:

Wood laminate floor.

Bathroom

Modern white suite comprising panelled bath with mixer taps and telephone shower attachment; glass shower panel; wash hand basin with chrome Mono mixer tap and cupboard under; close coupled wc; ceramic tiled floor; extractor fan; part tiled walls.

Parking

Designated car park space; bin storage area.





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			

Comber ■
27 Castle Street, Comber, BT23 5DY
T 028 91 8789596

Saintfield
1B Main Street, Saintfield, BT24
7AA
T 028 97 568300

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