# Tim Martin co.uk



13 Inver Court, Off Inverary
Avenue
Belfast
BT4 1RS

£825 Per Month

www.timmartin.co.uk Telephone 028 91 878956

#### **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 FLOO

## **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.

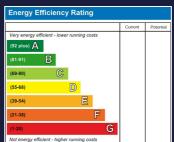












Comber 27 Castle Street, Comber, BT23 5DY T 028 91 8789596

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

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