



## 42-46 Upper Newtownards Road

**Belfast BT4 3EL**  
 Asking price £105,000

This well presented chain free second floor apartment is situated in a popular and convenient location just on the Upper Newtownards Road in East Belfast. Offering easy access to the City Centre and convenient to a wide range of social and recreational amenities including Connswater shopping centre, Marks and Spencer's and an abundance of café's/restaurants on the Belmont Road and Ballyhackamore Village.

Internally the apartment comprises a welcoming entrance hall with storage cupboard plumbed for washing machine, a fitted kitchen with appliances open plan to spacious living/dining area, one large double bedroom and a modern white three piece shower room. Further benefits included gas fired central heating and uPVC double glazed.

This property is sure to appeal to a range of prospective purchasers including first-time buyers and investors.

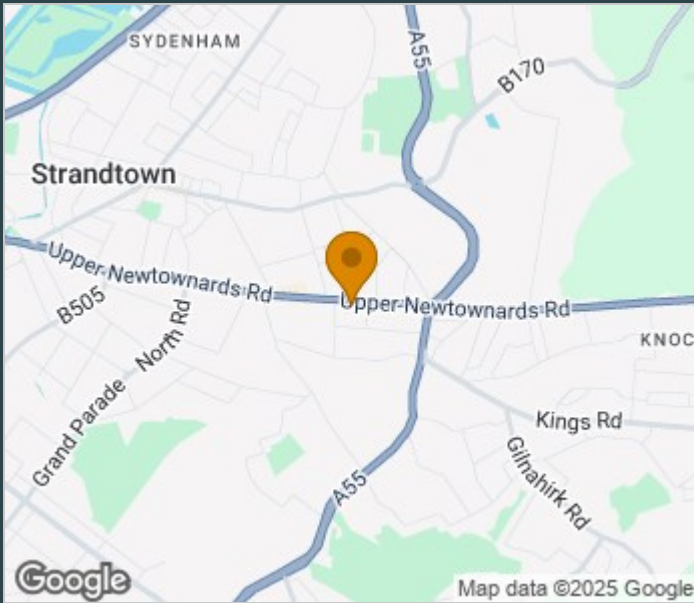
- Attractive second floor apartment ideally located in East Belfast
- Entrance hall with storage cupboard plumbed for w/machine
- Fitted kitchen with a range of high & low level units
- Kitchen open plan to living/dining area
- One large double bedroom
- Modern white three piece shower room
- Gas fired central heating
- Chain free
- AMPM Management Company £90 per month
- Rates £909.80 per year

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.




## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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