



APT 28, 22 OLD BREWERY LANE, GLEN ROAD, BELFAST, BT11 8BZ



A superb opportunity to purchase this well-appointed modern apartment ideally placed tucked away in this preferred and convenient gated development just off the established and highly sought-after Glen Road, enjoying tremendous doorstep convenience to include proximity to lots of nearby schools, shops, and transport links, as well as all the services in Andersonstown that include state-of-the-art leisure facilities, cafes, restaurants, and much more!

The property has a higher-than-average energy rating, and this well-maintained complex has lift access, and the accommodation is briefly outlined below.

One good-sized bedroom has access to the white bathroom suite, and there is a bright and airy living room that is open plan to a contemporary kitchen/dining arrangement.

Other qualities include gas-fired central heating and UPVC double glazing.

Arterial routes are easily accessible, as is the wider motorway network, and the city centre is also easily accessible, as well as beautiful parklands and much more!

A service charge of approximately £80.00 per month is payable at present. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is MB Wilson (02890480444).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(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 £124,950

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Key Features

- Superb one-bedroom apartment ideally placed in this preferred gated development just off the established Glen Road.
- One large bedroom that has access to the bathroom.
- UPVC double glazing/gas-fired central heating/higher-than-average energy rating (EPC C-76)
- Lift access.
- Close to lots of schools, shops, and transport links, as well as accessibility to an abundance of amenities in Andersonstown.
- Contemporary open-plan living/dining/kitchen arrangement.
- Modern white bathroom suite.
- Approached via a secure gated entrance, and the apartment block has a secure door entry intercom system.
- Communal car-parking.
- Beautiful apartment and viewing is strongly recommended.





GROUND FLOOR

Door entry intercom system.
Communal stairs / lift to;

APARTMENT ENTRANCE

To;

ENTRANCE HALL

Tiled floor.

LIVING ROOM

Tiled floor, open plan to;

KITCHEN / DINING AREA

20'8 x 15'4

Range of high and low level built-in units, single drainer stainless steel sink unit, plumbed for washing machine, built-in hob, stainless steel extractor fan, spotlights.

BEDROOM 1

14'10 x 12'6

Wooden effect strip floor, access to;

WHITE BATHROOM SUITE

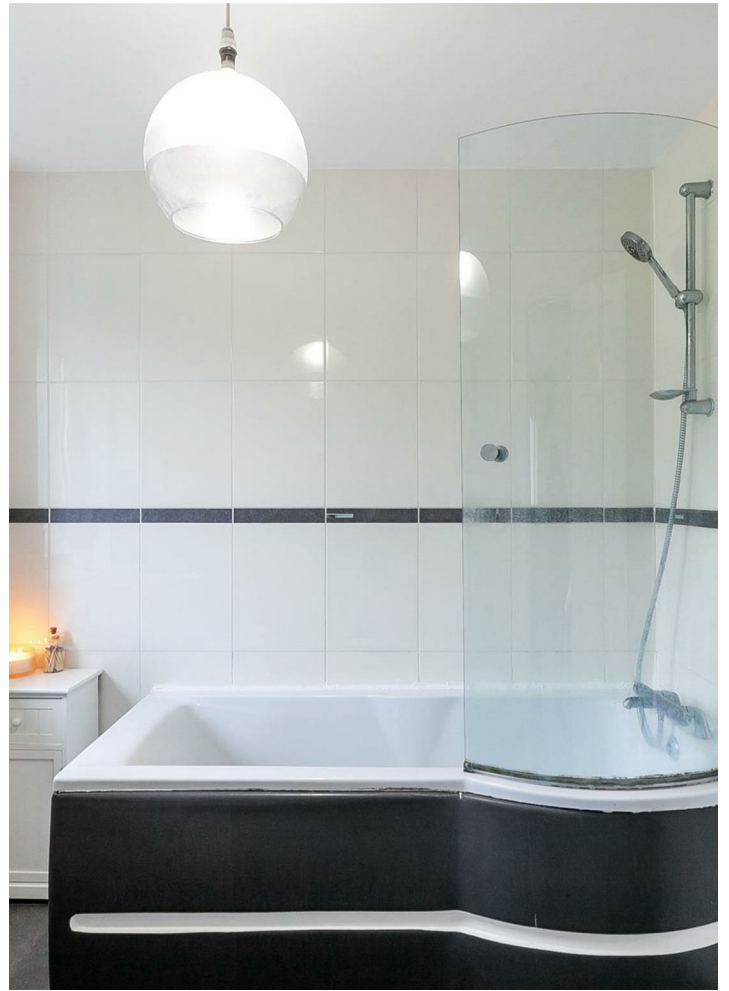
Bath, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, partially tiled walls, tiled floor, extractor fan.

OUTSIDE

Approached via electric gates, communal car-parking and gardens.

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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. 18283292

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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