



6 ST. MARYS GARDENS, BELFAST, BT12 7LG



A rare opportunity to purchase this well-appointed and modern first-floor apartment superbly located within this well-maintained and small complex that is gated and offers safe and secure living within this extremely sought-after residential location that enjoys tremendous doorstep convenience to lots of schools, shops, and transport links along with the Glider service and is within easy reach of the Royal Victoria Hospital, St. Mary's University College, and the city centre, to name a few!

This magnificent apartment has a higher-than-average energy rating (EPC C-74) and is close to an abundance of amenities on the nearby Falls and Andersonstown Roads. Together with its elevated position, we have no hesitation in recommending viewing. The accommodation is briefly outlined below.

Two good-sized bedrooms and an open-plan contemporary living / kitchen / dining area that has a Juliet balcony and features double doors.

There is also a white bathroom suite, and the property has been freshly decorated and benefits from gas-fired central heating and Upvc double glazing.

Offered for sale chain-free, we have no hesitation in recommending an early viewing to avoid disappointment.

A service charge of approximately £116.00 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 Gordon Estates (02895902737).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C	74	76
(71-80)	D		
(61-70)	E		
(51-60)	F		
(41-50)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

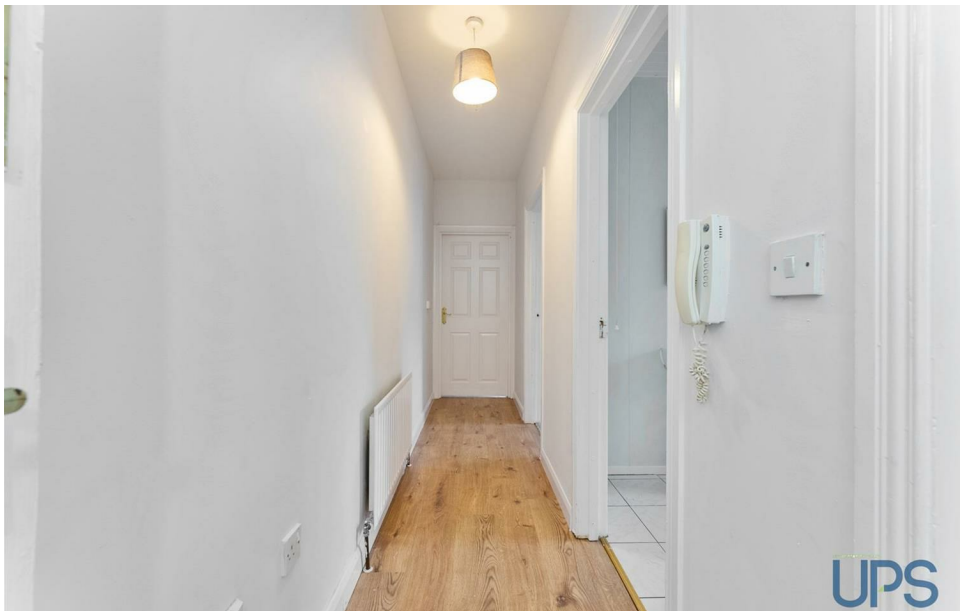
OFFERS AROUND £114,950

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Key Features

- Well appointed and modern first floor apartment superbly located within this well maintained complex.
- Open plan contemporary living / kitchen / dining area that has a Juliet balcony.
- Gas fired central heating system. (Higher-than-average energy rating, EPC C-74)
- Small complex that is gated and offers safe and secure living within this extremely sought after location.
- Offered for sale chain free.
- Two good sized bedrooms.
- White bathroom suite.
- Upvc double glazing.
- Tremendous doorstep convenience to lots of schools, shops and transport links.
- We have no hesitation in recommending an early viewing to avoid disappointment.





GROUND FLOOR

Electrical gate / pedestrian door entry intercom system.

COMMUNAL ENTRANCE

Stairs / lift to;

APARTMENT ENTRANCE

SPACIOUS HALLWAY

To;

LIVING ROOM / KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, Upvc double glazed double doors / Juliet style balcony.

BEDROOM 1

BEDROOM 2

WHITE BATHROOM SUITE

Bath, sink unit, low flush w.c, pedestal wash hand basin.

OUTSIDE

Car-parking.

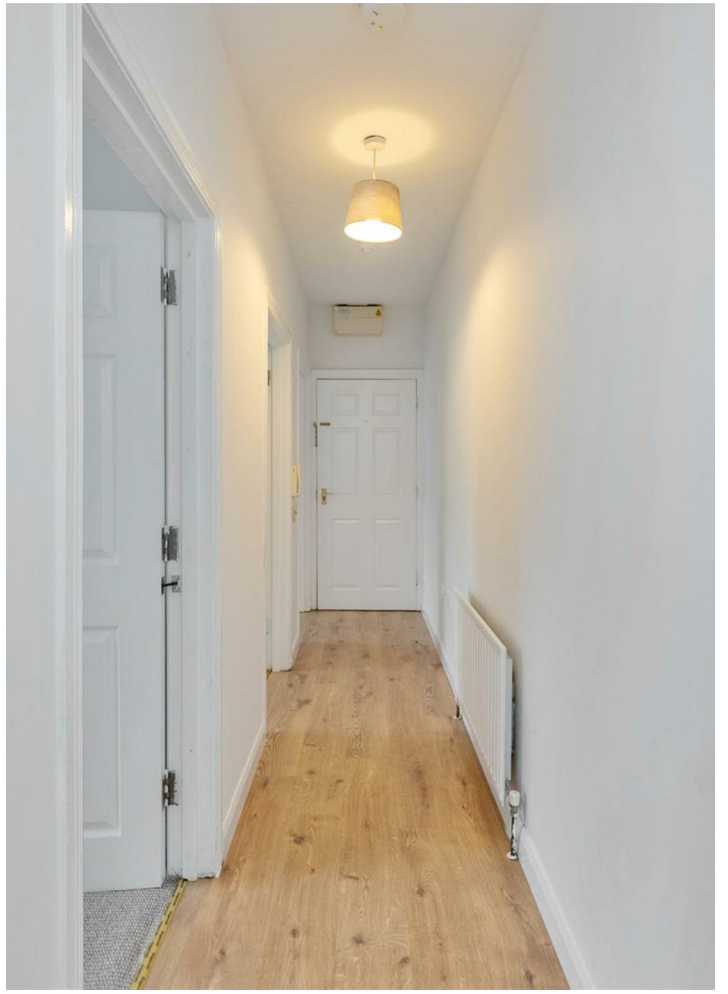
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Questions you may have.

**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. 18286357

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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