



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Apartment 6, 35 Victoria Road,
Sydenham,
Belfast,
County Antrim, BT4

Offers Over: £132,500

Reeds Rains

reedsrains.co.uk

Apartment 6, 35 Victoria Road, Sydenham, Belfast, County Antrim, BT4
Offers Over: £132,500

EPC Rating: C

This highly sought after residential development is positioned just off the Victoria Road in Sydenham and consists of apartments and townhouses.

Apt 6 is a second floor apartment consisting of bright, beautifully presented and easy to maintain accommodation throughout.

In addition, there is also allocated car parking and a communal garden space to enjoy in the better weather.

This excellent locations falls within walking distance to local parks, regular public transport links via bus & rail, local shops and George Best Belfast City Airport.

Furthermore both Belmont and Ballyhackamore Villages are close by whilst Tesco Superstore at Knocknagoney and Belfast City Centre are also easily accessible.

Boasting many selling points throughout, early internal inspection comes strongly recommended to avoid disappointment.

Communal Front Door To...
Communal stairwell to...

Solid Wooden Front Door To...

Entrance Hall

Built in storage cupboard with gas fired boiler and space / plumbing for washing machine. Access to roof space. Laminated wooden flooring.

Bedroom One

12 x 8'7" (12 x 2.62m)

Bedroom Two

8'7" x 7'4" (2.62m x 2.24m)

Contemporary White Bathroom Suite

Comprising panelled bath with chrome dual mixer tap. Thermostatically controlled shower unit with telephone hand shower. Shower screen. Semi pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Recessed spotlighting. Extractor fan.

Lounge Open Plan To Dining / Modern Fitted Kitchen Area

19'9" x 12'5" (6.02m x 3.78m)
At widest points. One bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with laminated work surfaces and up stand. Integrated four ring electric hob and built in oven with chimney extractor hood. Space for fridge / freezer. Part ceramic tiled flooring. Velux window. Recessed spotlighting. Part laminated wooden flooring.

Outside

Allocated car parking space. Communal garden area.

Monthly Management Fee

Circa £45.00

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering

regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.