



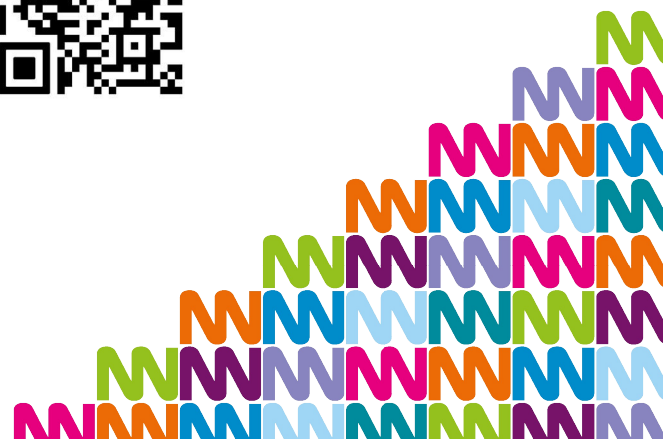
Apt 2, 52 The Mount
 Albertbridge Road, Belfast
 BT5 4ND

Offers In The Region Of £135,000

- First Floor Apartment
- Perfectly Located - Within Walking Distance to Belfast City Centre
- Two Spacious Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Modern Family Bathroom
- Separate Utility Area
- Gas Fired Central Heating
- Double Glazed Windows
- EPC - TBC
- Early Viewing is Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Quinn Estate Agents are delighted to present this well appointed first-floor, two bedroom apartment to the market, ideally situated just off the popular Albertbridge Road.

This attractive property offers bright and spacious accommodation throughout, comprising of a modern open-plan kitchen, living, and dining area, perfect for both relaxing and entertaining. There are two generously sized bedrooms and a well proportioned bathroom, making it an excellent choice for first-time buyers, investors, or those seeking a convenient city base.

The location is a key highlight of this property. Positioned in a highly convenient and well connected area, the apartment is within easy reach of Belfast City Centre, offering a wide range of shops, restaurants, cafes, and leisure facilities. Excellent public transport links are close by, along with easy access to major road networks, making commuting straightforward. The property is also ideally located near local schools, parks, and everyday amenities, ensuring everything you need is right on your doorstep.

Early viewing is highly recommended to fully appreciate all this property has to offer.

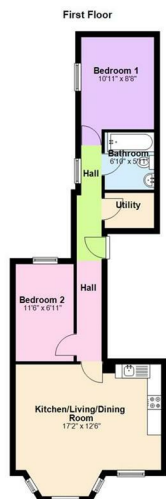
MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email donnan@ritchiemclean.co.uk Donnan is based in our Downpatrick branch.

ENQUIRES TO

Kyle Toan:

kyle@quinnestateagents.com or 07542 607015



Apt 2 52 The Mount, Albertbridge Road, Belfast

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.



For any enquiry relating to this property, please contact

Kyle Toan

kyle@quinnestateagents.com

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Downpatrick Branch

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Downpatrick BT30 6LP

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