

RODGERS & BROWNE

Apt 40 Ashley Courtyard
1a Fane Street, Belfast BT9 7JS

offers over £199,950



The Owner's Perspective...

"40 Ashley Courtyard has been home to some of my fondest memories over the past 13 or so years. It's where I shared countless Christmas dinners with friends and loved ones, and it quickly became the go to spot for every gathering; birthdays, farewells, and that one rare barbecue in the courtyard when the sun decided to appear."

"It's always been a place that felt like home not just to me, but to everyone who walked through the door. Living just off the Lisburn Road meant endless options for food, fun, and our favorite pubs we've loved for years."

"We were only a short walk from QUB and never far from the city centre so it had everything we ever wanted. And though I'm sad to be saying goodbye, I hope this place becomes the start of many incredible memories for someone new."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Bright and deceptively spacious three bedroom duplex apartment

Spacious living room and dining area opening into the kitchen

Fitted gloss kitchen with separate utility room

Built-in wardrobes in each bedroom

Ensuite shower room and additional shower room both recently refurbished

Communal garden area

Double glazing and gas heating with boiler replaced in 2025

Secure allocated basement parking with space for visitors and lift access to upper floors

Very convenient location close to Queens University, Royal Victoria and City Hospitals, Boucher Road and city centre

Excellent rental potential, ideal for both short and long-term lets

Offered chain free



The property comprises...

Ground Floor

COMMUNAL ENTRANCE

Lift to first floor.

FIRST FLOOR ENTRANCE HALL

Laminate flooring. Under stairs storage cupboard. Stairs to:

LIVING/DINING

23' 10" x 11' 4" (7.26m x 3.45m)
Extending to 18'3" (5.56m) Laminate flooring, double glazed door to Juliet balcony. Open to:

KITCHEN

12' 0" x 11' 4" (3.66m x 3.45m)
Extensive range of high and low level gloss units with laminate worktops and splashback, integrated electric oven and four ring gas hob with stainless steel chimney extractor fan above, fridge freezer, space for dishwasher, low voltage lighting, tiled floor. Open to:

UTILITY ROOM

6' 9" x 6' 5" (at widest points) (2.06m x 1.96m)
High and low level gloss units with laminate worktops, integrated washer dryer, gas boiler, extractor fan.

SHOWER ROOM

7' 4" x 6' 5" (2.24m x 1.96m)
Three piece white suite comprising double shower cubicle with thermostatically controlled shower unit with handheld shower and over drencher, vanity basin with mixer tap and illuminated mirror above, chrome heated towel radiator, low flush wc, extractor fan, part tiled walls, tiled floor.

Second Floor

LANDING

Intercom access to communal entrance and additional exit door to second floor hallway. Large airing cupboard with shelving.

BEDROOM (1)

15' 11" x 9' 8" (4.85m x 2.95m)
Wall to wall wardrobes with mirrored sliding doors, laminate flooring. Door to:

ENSUITE SHOWER ROOM

6' 8" x 6' 5" (at widest points) (2.03m x 1.96m)
Three piece white suite comprising double shower cubicle with thermostatically controlled shower units, handheld shower and over drencher, vanity basin with mixer tap and illuminated mirror above, chrome heated towel radiator, low flush wc, extractor fan, part tiled walls, tiled floor.

BEDROOM (2)

10' 7" x 9' 9" (at widest points) (3.23m x 2.97m)
Double wardrobes with mirrored sliding doors, laminate flooring.

BEDROOM (3)

16' 0" x 10' 8" (at widest points) (4.88m x 3.25m)
Wardrobe with mirrored sliding doors, laminate flooring.

BASEMENT

Secure gated access to basement carpark with dedicated resident and visitor parking.

Location

From Lisburn Road turn into Ashley Avenue. Go to the end and turn left onto Fane Street. Ashley Courtyard is on the left before the overhead bridge.

THIS INFORMATION IS FOR GUIDANCE ONLY
AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?	●		
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?	●		
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	SEE WWW.OFCOM.GOV.UK
Broadband and speed	SEE WWW.OFCOM.GOV.UK

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

MANAGEMENT FEE

Yearly service charge £1,500

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is £1,726.74

VIEWING

By appointment with **RODGERS & BROWNE**.

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&
BROWNE**

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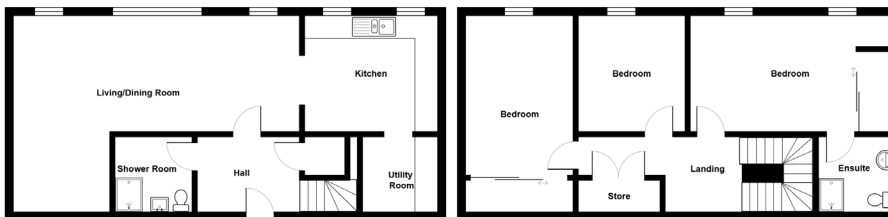
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Disclaimer

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Total Area: 121.9 m² ... 1312 ft²
All measurements are approximate and for display purposes only