

# RODGERS & BROWNE



Apt 3 Belmont Gate  
1 Wandsworth Road, Belfast, BT4 3LS

*offers over £215,000*



## *The Agent's Perspective...*

*"A bright and spacious first floor apartment in the heart of Belmont, offering comfortable, low-maintenance living in a highly sought-after location.*

*Featuring a generous open-plan living / dining area with access to a balcony, modern kitchen, two bedrooms (main with en suite), and modern bathroom, this well-presented apartment is perfect for professionals, first-time buyers, or those looking to downsize.*

*Set within a quiet, well-maintained development with secure entry and allocated parking, and just a short stroll from the shops, cafés, and transport links of both Belmont and Ballyhackamore"*



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Entrance hall

EXPERIENCE | EXPERTISE | RESULTS

### *The facts you need to know...*

Bright and spacious first floor luxury apartment

Set in one of East Belfast's most sought after locations with an ease of access to local amenities

Living room open to dining room, access to a private balcony and views towards the Belmont Road

Modern kitchen with casual dining

Two bedrooms, main with ensuite shower room

Bathroom including a utility cupboard

Oak effect PVC double glazing

Gas fired central heating

Private parking for one car

Lift access to all floors

Only a short stroll from Belmont Village

Belfast City Centre is accessible by road or by public transport

EXPERIENCE | EXPERTISE | RESULTS



Modern kitchen with casual dining area



Dining area open to living area



Dining area

*The property comprises...*

**GROUND FLOOR**

Glazed door to:

**COMMUNAL ENTRANCE HALL**

Lift access to each floor plus stairs.

First Floor

Solid door to:

**APARTMENT THREE**

**ENTRANCE PORCH**

Open hanging space.

**ENTRANCE HALL**

Hotpress with shelving plus additional storage hanging. Gas fired central heating boiler.

**BRIGHT AND SPACIOUS LIVING ROOM OPEN TO DINING**

26' 4" x 12' 7" (at widest points) (8.03m x 3.84m)  
Double glazed door accessing balcony overlooking the Belmont Road. Fireplace with wooden surround, stone inset and hearth, gas fire. Feature south facing corner window.



Main bedroom

MODERN KITCHEN WITH CASUAL DINING AREA

10’ 1” x 9’ 4” (3.07m x 2.84m)  
Range of high and low level cupboards, wood worktop, single drainer stainless steel sink unit with mixer tap, space for cooker, integrated fridge and freezer, dishwasher, part tiled walls.

BEDROOM (1)

12’ 0” x 10’ 6” (3.66m x 3.2m)

ENSUITE SHOWER ROOM

5’ 11” x 4’ 9” (1.8m x 1.45m)  
Fully tiled shower cubicle, electric shower, low flush wc, corner wash hand basin with mixer tap and cupboard below, fully tiled walls.

BEDROOM (2)

10’ 5” x 7’ 9” (3.18m x 2.36m)  
Plus extensive range of built-in wardrobes. Sliding mirrored doors.

BATHROOM

8’ 0” x 6’ 3” (2.44m x 1.91m)  
White suite comprising panelled bath with mixer tap, low flush wc, pedestal wash hand basin, part tiled walls, utility cupboard, plumbed for washing machine, plus shelving.

OUTSIDE

Private parking for one car plus visitors space, communal bin storage.



Ensuite shower room



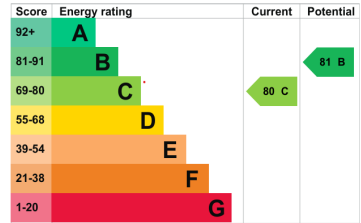
Bedroom two



Bathroom

| THIS INFORMATION IS FOR GUIDANCE ONLY<br>AND IS NOT EXHAUSTIVE | Y | N | N/A |
|----------------------------------------------------------------|---|---|-----|
| Is there a property management company?                        | X |   |     |
| Is there an annual service charge?                             | X |   |     |
| Any lease restrictions (no AirBnB etc) ?                       | X |   |     |
| On site parking?                                               | X |   |     |
| Is the property 'listed'?                                      |   | X |     |
| Is it in a conservation area?                                  | X |   |     |
| Is there a Tree Preservation Order?                            |   | X |     |
| Have there been any structural alterations?                    |   | X |     |
| Has an EWS1 Form been completed?                               |   |   | X   |
| Are there any existing planning applications?                  |   | X |     |
| Is the property of standard construction?                      | X |   |     |
| Is the property timber framed?                                 |   | X |     |
| Is the property connected to mains drains?                     | X |   |     |
| Are contributions required towards maintenance?                | X |   |     |
| Any flooding issues?                                           |   | X |     |
| Any mining or quarrying nearby?                                |   | X |     |
| Any restrictive covenants in Title?                            | X |   |     |

ENERGY EFFICIENCY RATING (EPC)



**STAMP DUTY** From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: LONG LEASEHOLD

MANAGEMENT FEE : £1,560.00

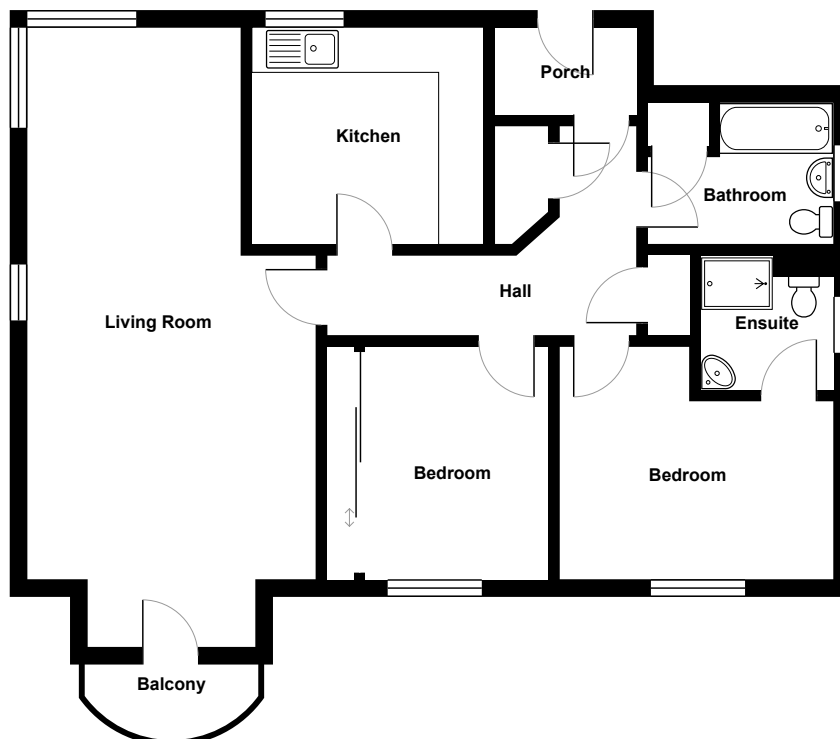
**RATES:** The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2025/2026 £1,343.02

**VIEWING:** By appointment with **RODGERS & BROWNE**.

## Location

Travelling from the Campbell roundabout towards Belmont Village, Belmont Gate is located on the corner of Wandsworth Road on your left. Wandsworth Road is a one way system. Take the next left into Wandsworth Gardens, at the end of the road turn left into Campbell Park Avenue at the junction, turn left and Belmont Gate is on your left.



Total Area: 81.6 m<sup>2</sup> ... 878 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

**RODGERS  
&  
BROWNE**  
RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

**Sales  
Lettings  
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400  
info@rogersandbrowne.co.uk  
rogersandbrowne.co.uk

 The Property Ombudsman

 naea | propertymark  
PROTECTED

*Disclaimer*  
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.