



APT 11, 15 ST. ANNES ROAD, BLACKS ROAD, BELFAST, BT10 0PQ



A striking top-floor apartment ideally placed in this highly sought-after cul-de-sac development just off the established and highly sought-after Blacks Road with excellent access to lots of nearby schools, shops and transport links, along with the motorway on its doorstep and ease of access to an abundance of amenities on the nearby Upper Lisburn Road and, of course, Andersonstown, including state-of-the-art leisure facilities, beautiful parklands and much more!

The property offers bright and spacious living accommodation extending to around 698 sq ft, enjoys a higher than average energy rating (EPC C-77), and is offered for sale chain-free. The well-appointed accommodation is briefly outlined below.

Two good-sized bedrooms, a principal bedroom with a private en-suite shower room and a sizeable living room. There is also access to a separate fitted kitchen and an additional white bathroom suite that has spotlights.

Other qualities include gas-fired central heating and uPVC double glazing, as well as access to communal car parking.

A beautiful apartment with superb convenience, and we have no hesitation in recommending viewing early to avoid disappointment.

A service charge of approximately £70.00 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 Block Management NI 02830256387.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(43-54) E		
(31-42) F		
(21-30) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

OFFERS AROUND £149,950

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Key Features

- A striking top-floor apartment superbly placed within this highly sought-after residential location just off the established Black Road.
- Sizeable living room.
- White bathroom suite.
- Offered for sale chain-free and well-appointed modern living space extending to around 698 sq ft.
- The motorway network is on its doorstep, as well as arterial routes, beautiful parklands, golf courses and an abundance of amenities in Andersonstown and Upper Lisburn Road.
- Two good-sized bedrooms, the principal bedroom with a private ensuite shower room.
- Separate fitted kitchen.
- Gas-fired central heating / UPVC double glazing / Higher than average energy rating (EPC C-77)
- Well-maintained communal areas and a communal car-parking area.
- Colin Glen, Ireland's leading adventure park, is also close by, plus much more. Early viewing is strongly recommended!



UPS



GROUND FLOOR

Communal stairs to;

APARTMENT ENTRANCE

To;

SPACIOUS HALLWAY

Storage cupboard.

LIVING ROOM

15'1 x 14'1

SEPARATE KITCHEN

Range of high and low level units, single drainer stainless steel sink unit, built-in hob and underoven, extractor fan, spotlights, partially tiled walls, integrated washing machine, integrated fridge and freezer .

PRINCIPAL BEDROOM 1

12'8 x 10'10

ENSUITE SHOWER ROOM

Shower cubicle, electric shower unit, low flush w.c, pedestal wash hand basin, spotlights, extractor fan, tiled walls and floor.

BEDROOM 2

13'1 x 10'5

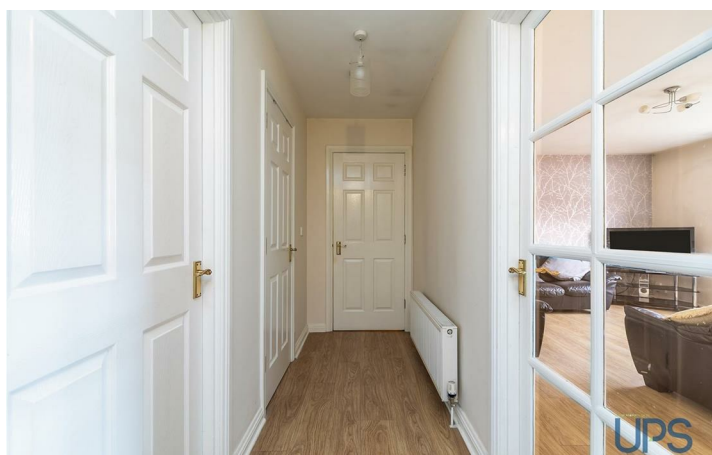
WHITE BATHROOM SUITE

Bath, low flush w.c, wash hand basin, spotlights, extractor fan, tiled walls and floor.

OUTSIDE

Communal car-parking and gardens.

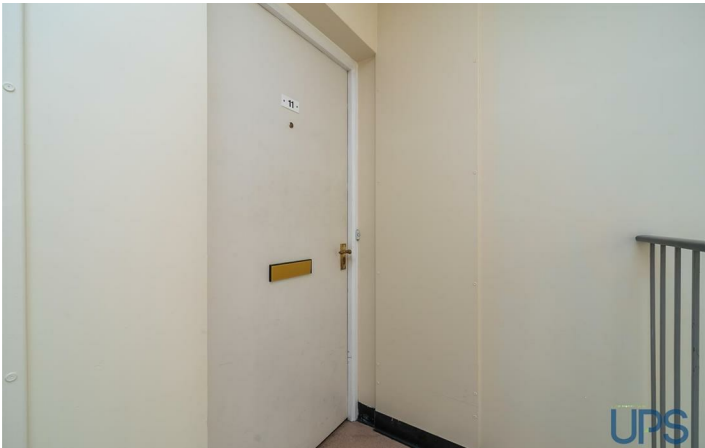
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Questions you may have.

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 Gareth 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. 18410884

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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