



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APARTMENT 4, 32 ST.
ANNES ROAD, BLACKS**

OFFERS AROUND £159,950

Exceptional Top-Floor Apartment in a Prime Location

This outstanding top-floor apartment has been thoughtfully upgraded and tastefully decorated, showcasing luxury interiors that offer a level of style and quality increasingly rare in today's market. Situated in a small, well-maintained block just off the highly sought-after Blacks Road, it enjoys an enviable location with easy access to excellent schools, shops, transport links, and the motorway network. Residents also benefit from the nearby amenities of Upper Lisburn Road, Finaghy, and Andersonstown, with its modern leisure facilities, cafes, and restaurants.

Ideally positioned for convenient travel to both Belfast and Lisburn, the apartment boasts a higher-than-average energy rating (EPC C-75) and is offered for sale chain-free.

The principal bedroom features a luxurious ensuite shower room with elegant tiling, while the second bedroom is generously proportioned and served by a contemporary bathroom suite with spotlights and decorative tiling. The bright and airy living room features attractive herringbone flooring and is complemented by a separate, beautifully upgraded kitchen, fitted to a superior specification with mirrored splashback, integrated appliances, under-cupboard lighting, and spotlights.

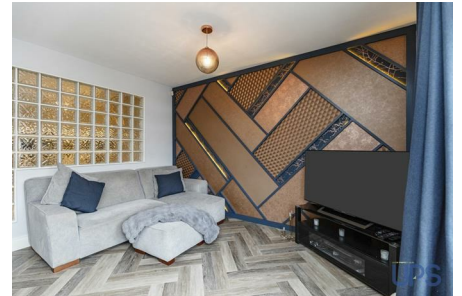
The welcoming entrance hall, also with herringbone flooring, includes a handy storage cupboard. Being a top-floor apartment, there is pull-down ladder access to the roof space, providing excellent additional storage. Further benefits include gas-fired central heating with a recently installed boiler and UPVC double glazing throughout.

Combining luxurious interiors with an exceptional location, this unique apartment represents an outstanding opportunity. Early viewing is highly recommended to avoid disappointment.



Key Features

- Exceptional top-floor apartment, tastefully decorated with luxury eye-catching interiors within this desirable and highly sought-after location.
- Bright and airy living room with attractive Herringbone flooring.
- Contemporary bathroom suite finished to a high standard with spotlights and decorative tiling.
- Pull down ladder accessing the roof space, providing excellent storage.
- The wider motorway network is on its doorstep as is an abundance of amenities and lots of schools.
- Two bedrooms, principle bedroom with a luxurious ensuite shower room with elegant tiling.
- The kitchen is fitted to a superior specification with a mirrored splashback, integrated appliances and under-cupboard lighting.
- Welcoming entrance hall with Herringbone flooring and handy storage cupboard.
- Gas fired central heating system / new boiler installed approximately one year ago / uPVC double glazing throughout. (higher-than-average energy rating (EPC C-75)
- Early viewing is highly recommended to avoid disappointment.



GROUND FLOOR

Door entry intercom system, communal stairs to;

SECOND FLOOR / TOP FLOOR

APARTMENT ENTRANCE

SPACIOUS AND WELCOMING ENTRANCE HALL

Herringbone effect floor, storage cupboard.

LIVING ROOM

15'3 x 12'4

Herringbone effect wooden floor, feature glass block wall.

LUXURY KITCHEN / DINING AREA

11'0 x 10'5

Excellent range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, integrated fridge and freezer, feature mirrored splash back, spotlights, under cabinet lighting, wooden effect strip floor, integrated fridge and freezer, open plan to dining space.

PRINCIPAL BEDROOM

15'5 x 9'9

Wooden effect strip floor.

LUXURY ENSUITE SHOWER ROOM

Shower cubicle, electric shower units, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, spotlights, extractor fan, beautiful partially tiled walls and tiled floor.

BEDROOM 2

11'9 x 9'8

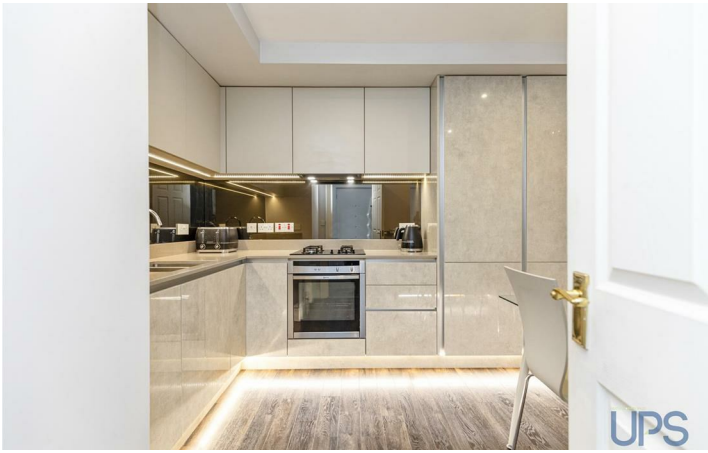
Wood strip floor.

LUXURY WHITE BATHROOM SUITE

Bath, telephone hand shower, pedestal wash hand basin, low flush w.c, chrome effect sanitary ware, beautiful fully tiled walls and floor, spotlights, extractor fan, feature lighting.

SERVICE CHARGE

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 (02830054500).











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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 our mortgage advisor on 028 9060 5200.

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.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

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BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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