



ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT, 8C CARRIGART
AVENUE, LENADOON,**

ASKING PRICE £70,000

Mortgagees in possession are now in receipt of an offer for the sum of £70,000 for 8C, Carrigart Avenue, Belfast, BT11 9HU.

Anyone wishing to place an offer on the property should contact Ulster Property Sales, 138 Andersontown Road, Belfast, County Antrim, BT11 9BY telephone number 02890 605200 before exchange of contracts or within the next 7 days whichever is sooner.

Competitively priced duplex apartment is ideally positioned within a highly sought-after residential location that is in constant demand. The property is conveniently close to numerous schools, shops, and transport links, including the Glider service, as well as an abundance of amenities in Andersonstown such as leisure facilities, cafes, restaurants, and much more.

Offered for sale chain free, the property is approached via its own front door and comprises two good-sized bedrooms and a white bathroom suite on the ground floor. On the first floor, there is a bright and airy living room with attractive elevated views, which also provides access to a private balcony. The fitted kitchen is spacious and open plan to a dining area, which also benefits from access to the balcony.

The apartment features electric storage heaters and UPVC double glazing. Early viewing is strongly recommended to fully appreciate this excellent opportunity.

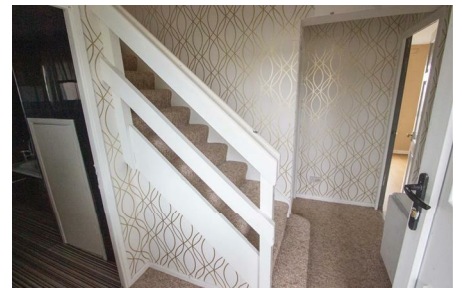
There are 102 years remaining on the lease with a ground rent of £10.00 per annum and a service charge of approximately £120.26 per annum.

"All services/appliance have not and will not be tested."



Key Features

- Sizeable duplex apartment with its own front door access and offered for sale chain free.
- Bright and airy living room with access to a private balcony.
- White bathroom suite.
- 102 years remaining on the lease with a ground rent of £10.00 per annum and a service charge of £120.26 per annum.
- There are arterial routes nearby, as well as easy access to the wider motorway network and the city centre.
- Two good sized bedrooms.
- Large kitchen open plan to a dining area also with access to the balcony.
- Electrical storage heaters / Upvc double glazed.
- Popular location close to numerous schools, shops, and transport links, including the Glider service, with an abundance of amenities in Andersonstown.
- Early viewing strongly recommended!



GROUND FLOOR

Upvc double glazed front door to entrance hall, cloakroom.

WHITE BATHROOM SUITE

Bath, low-flush W.C, pedestal wash hand basin.

BEDROOM 1

11'8" x 11'5"

Built-in robe.

BEDROOM 2

11'5" x 9'6"

Bult-in robe.

STAIRS TO

FIRST FLOOR

LIVING ROOM

12'0" x 10'11"

Access to private balcony.

KITCHEN / DINING AREA

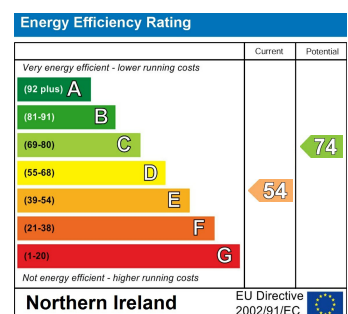
20'8" x 9'3"

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining area, access to balcony.









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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028 9060 5200

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RENTAL DIVISION
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