

## APT 31 THE ROSS BUILDING, FALLS ROAD, BELFAST, BT13 2QS

A comfortable Penthouse Apartment that commands a magnificent position within this established residential development off the Falls Road. Upgraded, well maintained and presented, this luxurious, top floor apartment with own door access offers well appointed south facing bright accommodation throughout. Two good, double bedrooms each with built-in robes. Principle bedroom with ensuite shower room, lounge open to dining area. Luxury fully fitted kitchen. White bathroom suite. Gas fired central heating system. Above Average Energy Rating EPC " C " / High ceilings complemented by feature ceiling high double glazed windows. Feature floor coverings. Freshly painted throughout. Gated car parking facility with remote access / communal gardens. Fantastic doorstep convenience within easy walking distance of Schools / shops / Royal Victoria Hospital / Glider Service. Competitively priced first time buy / investment / chain free / immediate possession. The best on offer within this development, well worth a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-91)	B		
(C1-85)	C		
(D5-45)	D		
(E5-31)	E		
(F1-20)	F		
(G1-00)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OFFERS AROUND £129,950

## Key Features

- A comfortable well maintained and presented top floor penthouse apartment.
- Principle bedroom with ensuite shower room.
- White bathroom suite.
- Gas fired central heating system.
- Fantastic first time buy.
- Two good, bright well appointed, double bedrooms each with built-in mirror slide robes.
- Lounge / living / dining area open to fully fitted kitchen.
- Feature high ceilings complemented with ceiling high double glazed windows.
- Gated car parking with automated accesss
- Chain Free / Immediate possession.



**UPS**



## **GROUND FLOOR**

Feature entrance door to;

### **LOUNGE**

17'4 x 11'8

Wooden effect strip floor, feature flooring, high ceilings, feature high windows, archway to;

### **LUXURY FITTED KITCHEN**

12'2 x 6'5

Range of high and low level units, formica work surfaces, 4 ring gas hob, underoven, overhead extractor hood, plumbed for washing machine.

### **PRINCIPLE BEDROOM 1**

15'7 x 9'8

Wooden effect strip floor. Feature built-in mirror robes.

### **ENSUITE SHOWER ROOM**

Shower cubicle with shower unit, pedestal wash hand basin, low flush w.c.

### **BEDROOM 2**

12'4 x 8'4

Built-in mirror slide robes, wooden effect strip floor.

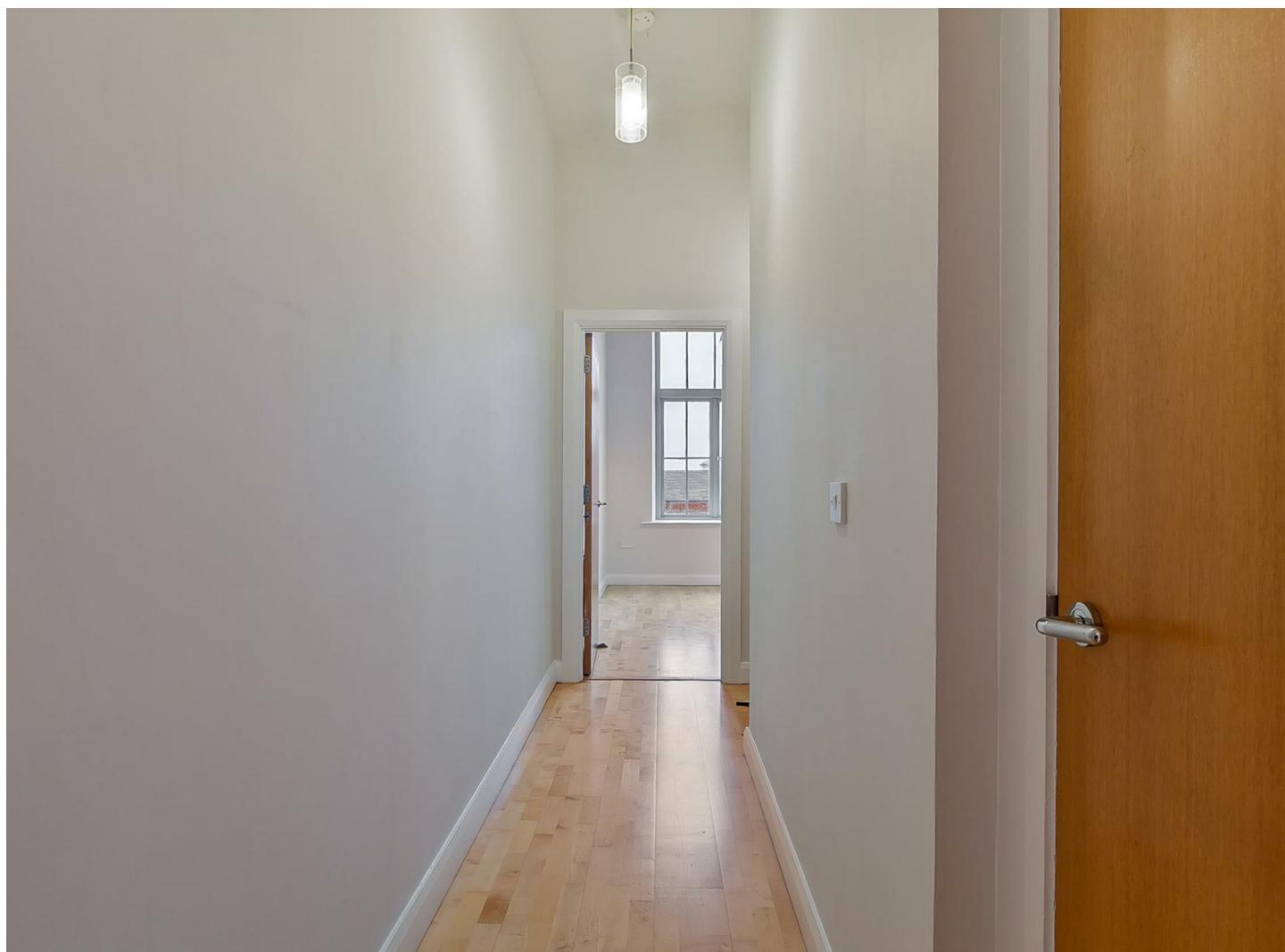
### **WHITE BATHROOM SUITE**

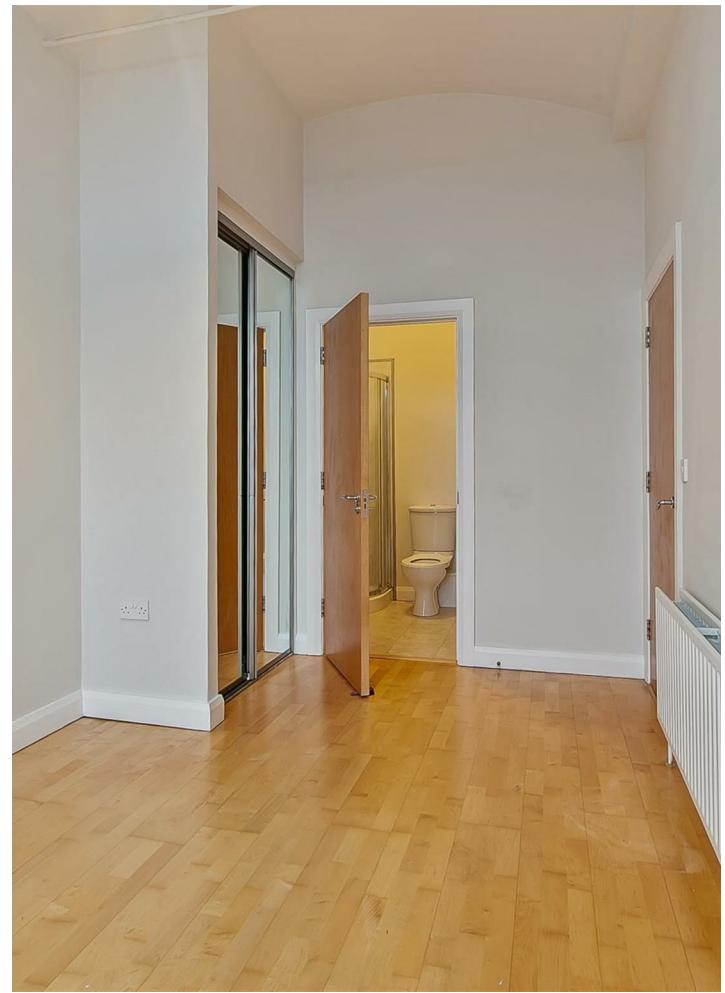
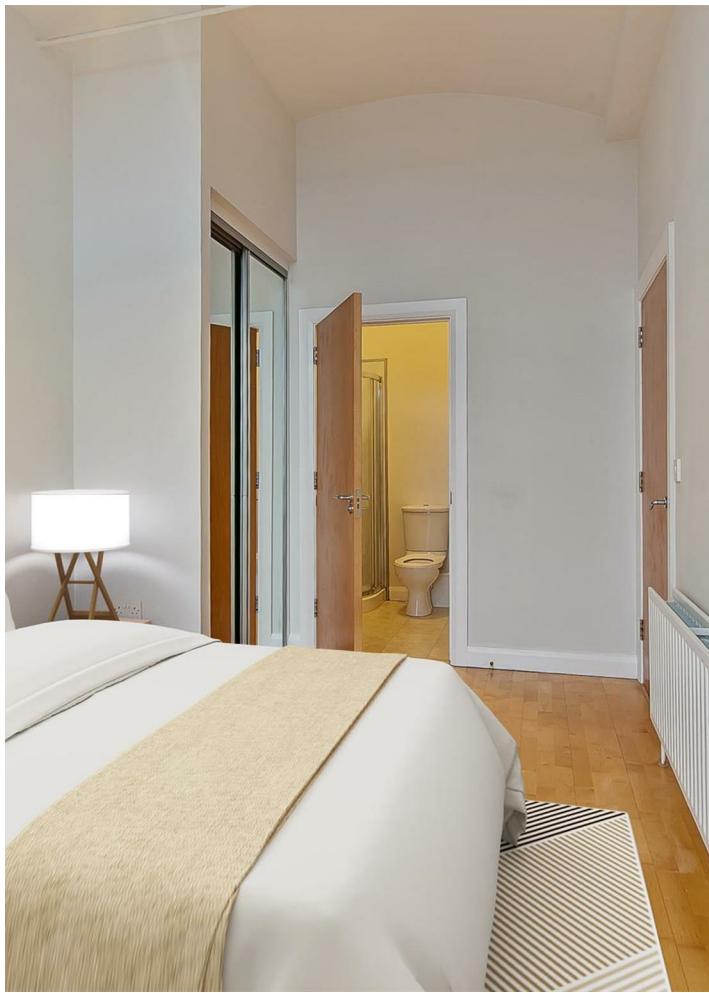
Panelled bath, pedestal wash hand basin, low flush w.c, tiling.

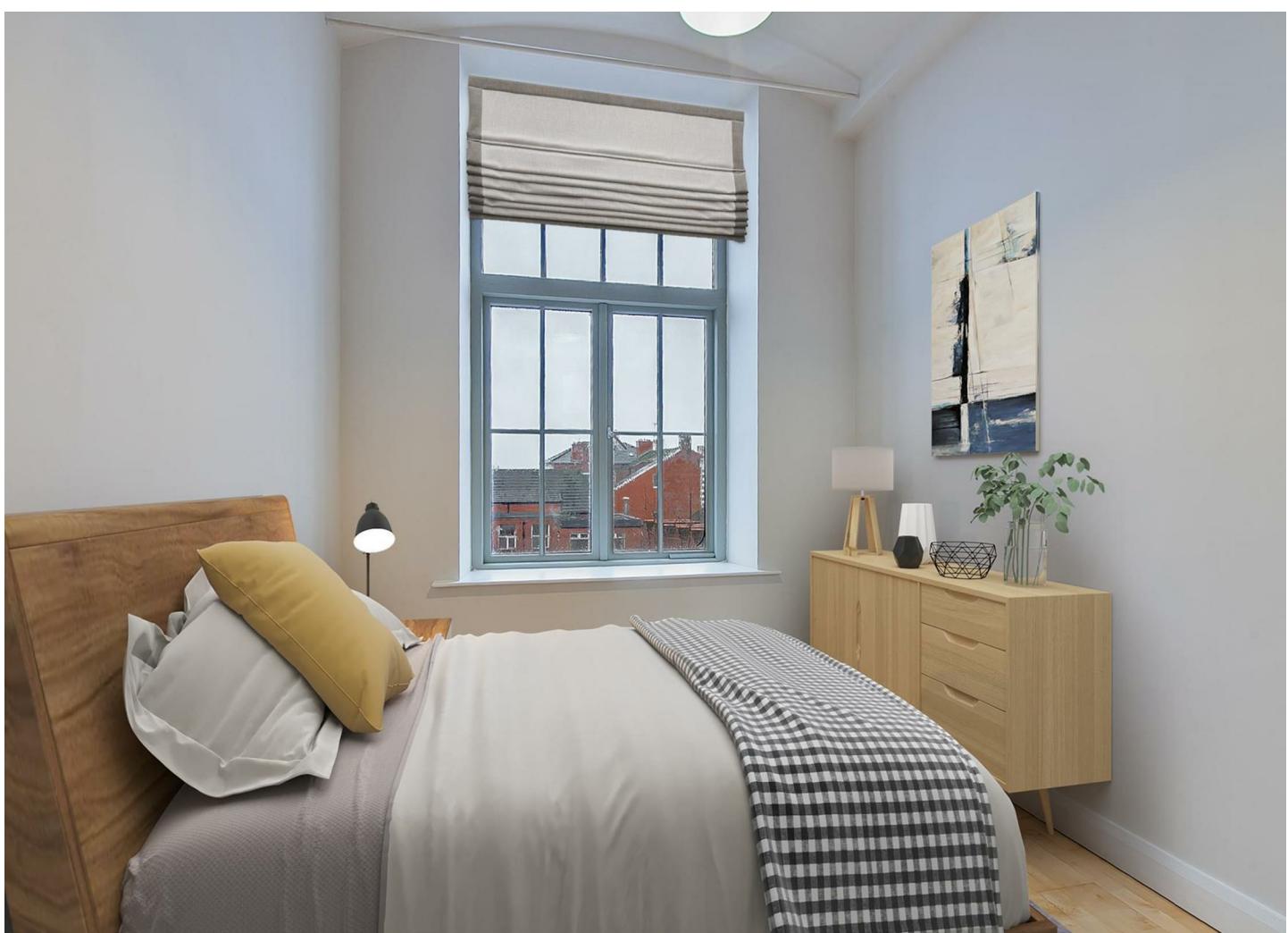
### **OUTSIDE**

Feature open communal space to front, pedestrian gate, secure gated car parking with automated access.

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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 Kelly 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. 18560247**

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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