



**APT 11 LA SALLE COURT,  
372 FALLS ROAD, BELFAST,**

**OFFERS OVER £104,950**

A superb top-floor one-bedroom apartment offering secure, stylish, and low-maintenance living within a modern, well-maintained development. The complex benefits from lift access, secure gated parking, and outstanding convenience, with an abundance of local amenities and excellent transport links right on the doorstep – including the Glider service directly outside.

The city centre, motorway network, Royal Victoria Hospital, St Mary's University College, and the new multi-million-pound Grand Central Station are all within easy reach.

Offered for sale chain free, this appealing apartment is ready for its new owner to simply move in. The property also boasts a higher-than-average energy rating.

The accommodation comprises one generously sized bedroom enjoying attractive elevated views, along with a bright and spacious living room, also benefiting from elevated views and open-plan access to a modern fitted kitchen with a range of integrated appliances. A contemporary white bathroom suite completes the interior.

Additional features include gas-fired central heating, uPVC double glazing, and a designated gated parking space.

A wide range of shops, schools, medical facilities, leisure amenities, and popular retail parks are all close by, making this an excellent first-time buy or investment opportunity.

Early viewing is strongly recommended.



## Key Features

- A superb top-floor one-bedroom apartment providing secure, stylish, low-maintenance living with outstanding doorstep convenience.
- Modern white bathroom suite.
- Secure gated car parking with allocated parking and additional guest spaces.
- Transport links at your doorstep, including the Glider service and quick access to arterial routes and motorways.
- The new Grand Central Station is also within easy reach, along with popular retail parks on Boucher Road, St Mary's University College, and much more.
- Stylish contemporary open-plan living, dining, and kitchen arrangement, with the living room benefiting from attractive elevated views.
- Gas-fired central heating | uPVC double glazing | Higher-than-average energy rating
- The property benefits from lift access and is offered for sale chain free.
- Conveniently located near the city centre, key arterial routes, the motorway network, and the Royal Victoria Hospital.
- An exceptional opportunity to buy in this well-maintained, small complex that provides safe, low-maintenance living.



### ENTRANCE

A secure communal entrance opens into well-maintained communal hallways, with both lift access and stairways to all floors.

### APARTMENT ENTRANCE

A hallway featuring an excellent storage cupboard, which also houses the gas boiler.

### LIVING ROOM / KITCHEN /

#### DINING

26'11 x 9'11

Enjoying attractive elevated views and wooden-effect stripped flooring, the space is open plan to a modern fitted kitchen with high- and low-level units, stainless steel sink, built-in hob and oven, extractor fan, integrated appliances, spotlights, and tiled floor.

### BEDROOM 1

16'6 x 8'3

Attractive elevated views.

### WHITE BATHROOM SUITE

Bath, pedestal wash hand basin, low-flush w.c.

### OUTSIDE

Designated car parking space within a secure gated area.

### SERVICE CHARGE

A service charge of approximately £360.00 per quarter is currently payable. Prospective purchasers and their solicitors are advised to verify the exact amount and details of the service charge. The management company is Gordon Estates (Tel: 028 9590 2737).

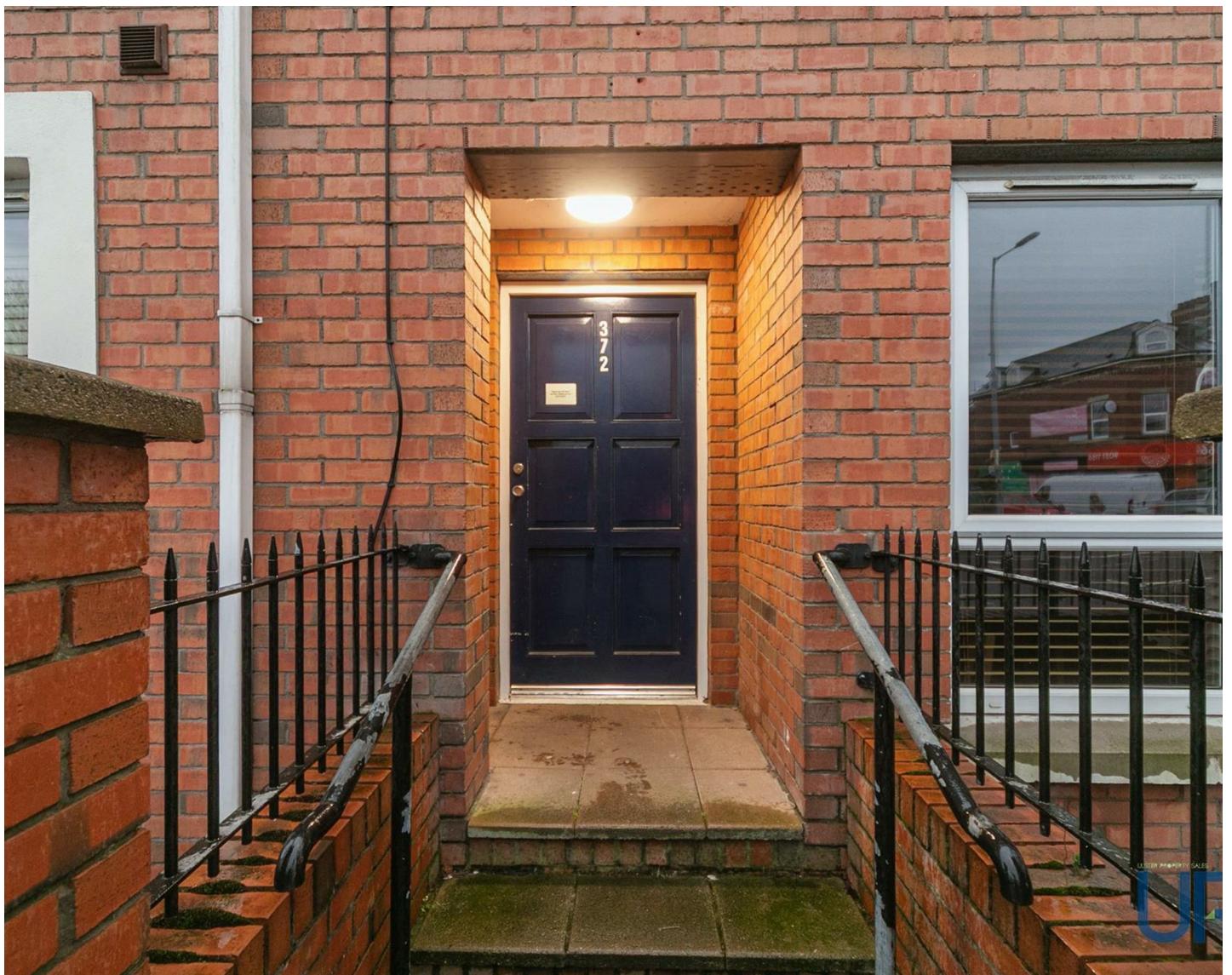
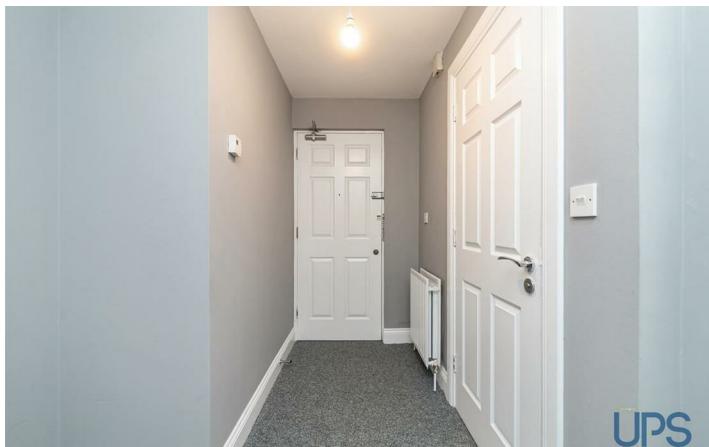




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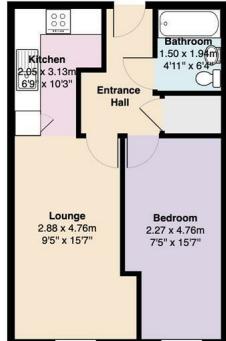






**UPS**

Apartment 11, 372 Falls Road, BELFAST, BT12 6DG



Total Area: 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	79	79
(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.

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