

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 24 SAN ANTONE, OLD
SUFFOLK ROAD, BELFAST,**

ASKING PRICE £79,950

Cash buyers only - This attractive two-bedroom first-floor apartment is situated in a highly sought-after location, offering superb convenience to a wide range of schools, shops, and transport links, including the Glider service on the Stewartstown Road, main arterial routes, and the wider motorway network.

The property benefits from a bright and airy open-plan living room, seamlessly connected to a fitted kitchen and dining area. There are two well-proportioned double bedrooms and a bathroom with a white suite.

Further features include gas-fired central heating and uPVC double glazing throughout.

Ideally located close to an excellent range of amenities in Andersonstown, including leisure facilities, cafés, restaurants, and more.

Early viewing is highly recommended.



Key Features

- Cash offers only – a superb, bright, and airy two-bedroom first-floor apartment situated within this sought-after development.
- White bathroom suite.
- Conveniently located close to a wide range of local schools, shops, and transport links, including the Glider service.
- Higher than average energy rating (EPC B-82).
- Sizeable living room with an open-plan layout leading to a modern kitchen and dining area.
- Gas-fired central heating and uPVC double glazing throughout.
- Excellent proximity to arterial routes and the wider motorway network, as well as both Belfast and Lisburn.
- Early viewing strongly recommended!



GROUND FLOOR / ENTRANCE

Communal entrance with intercom access and stairwell to upper floors.

FIRST FLOOR

APARTMENT ENTRANCE

Spacious hallway with laminate wood-effect flooring and useful storage cupboards.

LIVING ROOM / KITCHEN / DINING

21'0 x 17'8

Kitchen fitted with a range of high and low level units, single drainer stainless steel sink, built-in hob with under-oven, extractor fan, and Juliet-style balcony with uPVC double glazed doors.

BEDROOM 1

10'10 x 10'8

Laminated wood effect floor, built-in robe.

BEDROOM 2

10'5 x 10'5

Laminated wood effect floor.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low-flush W.C., wash hand basin, tiled walls, tiled floor, extractor fan.

OUTSIDE

Communal car-parking.

SERVICE CHARGES

A service charge of approximately £122.59 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 CSM 02890245999.

RATES

The rates (based on the Net Annual Value (NAV)) are approximately £89.92 per month. The purchaser should verify this figure with their solicitor or relevant authority prior to completion.











Apartment 24, 16 Old Suffolk Road, BELFAST, BT11 9PL



Total Area: 70.5 m² ... 758 ft²
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		82	82
(69-80) C			
(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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