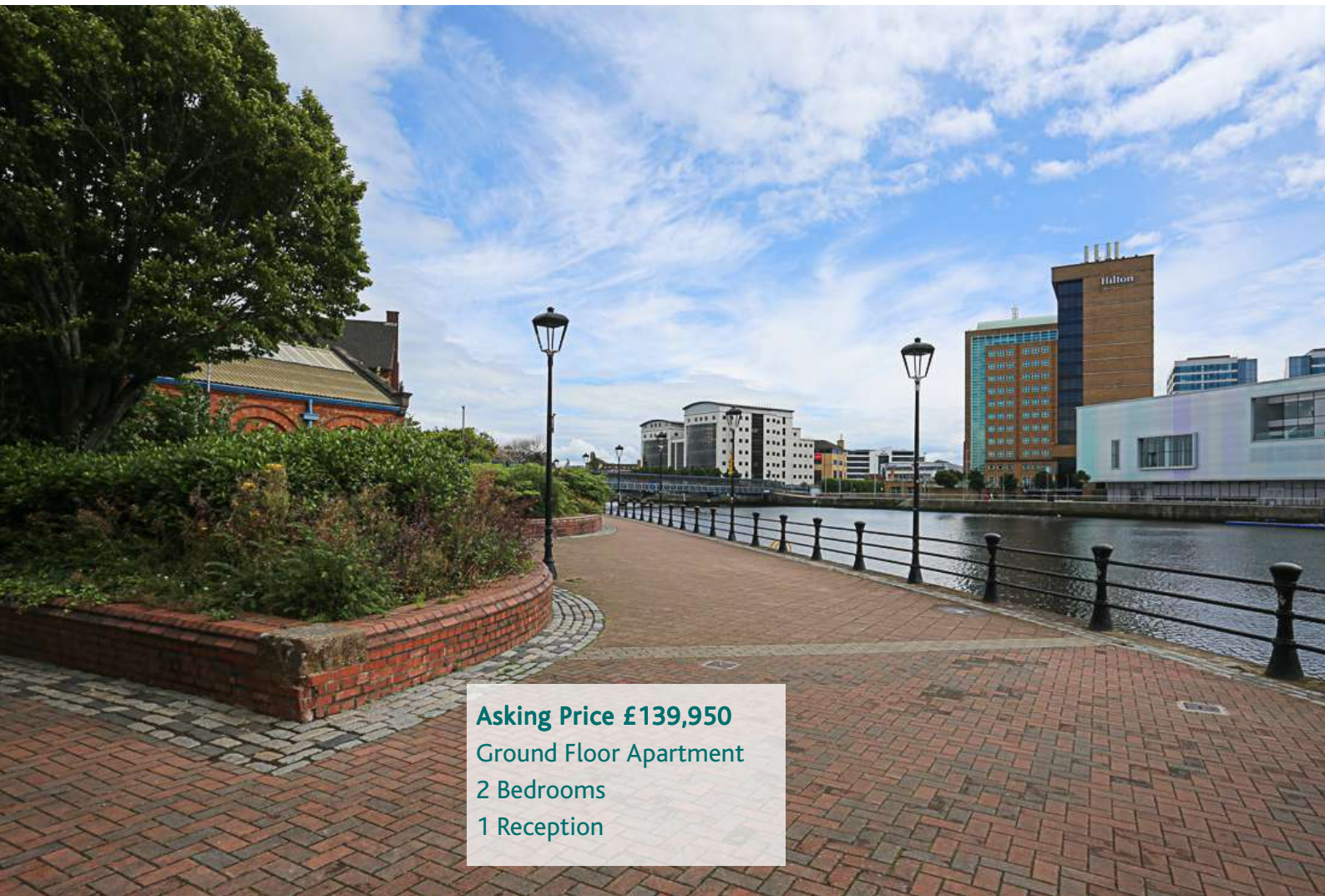




 **JOHNMINNIS**
ESTATE AGENTS &
LETTING SPECIALISTS

4 Rotterdam Street | Belfast, BT5 4AJ
ASKING PRICE £139,950





Asking Price £139,950
Ground Floor Apartment
2 Bedrooms
1 Reception

Property Features

- Well Appointed Ground Floor Apartment with Own Door Access
- Located in a Private and Quiet Cul-De-Sac Location
- Doorstep Convenience to Belfast City Centre, SSE Arena and Cathedral Quarter with Direct Towpath Access
- Two Well Proportioned Bedrooms
- Separate Lounge with Access to Side Garden
- Kitchen with Ample Space for Casual Dining
- Modern White Bathroom Suite
- Enclosed Private Rear Courtyard and Terrace with East West Orientation
- Dual Aspect Private Patio Door Entrances
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ample Parking Backing on to a Public Green with Mature Private View
- Excellent Investment Opportunity
- No Onward Chain
- Broadband Speed - Ultrafast



Accommodation

Ground Floor

Communal Front
Hallway

Bathroom

Hallway

Bedroom One
12'8" x 10'

Living Room
13' x 12'8"

Bedroom Two
7'7" x 7'5"

Kitchen / Diner
12'9" x 9'

Outside

Courtyard

Enclosed Rear
Garden

For more information
and photographs
regarding the
accommodation in this
property, please visit:

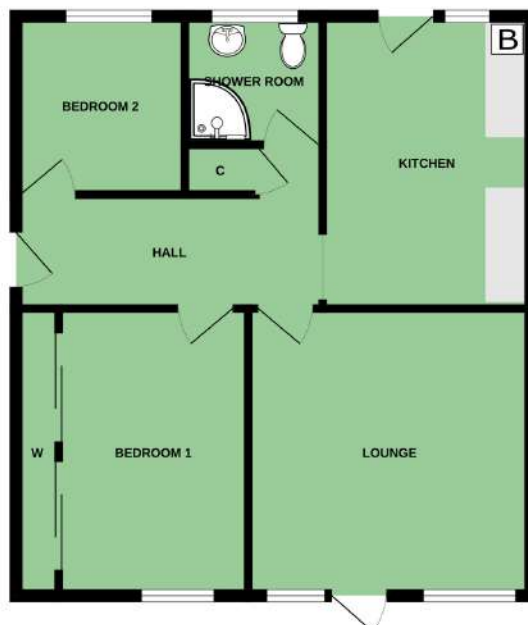
johnminnis.co.uk



We are delighted to bring to the market this modern two bedroom ground floor apartment with own door access located in Belfast City Centre. Situated on the edge of the Cathedral Quarter with doorstep convenience to the SSE arena, Belfast City Airport and many local leading boutiques, shops and restaurants this spacious ground floor apartment will have immediate appeal to a range of potential purchasers.

Accommodation comprises of a spacious hallway with generous built in storage, two well-proportioned bedrooms, separate lounge with access to an allocated garden area, kitchen with ample space for casual dining and a fitted family bathroom. The property further benefits from UPVC double glazed windows throughout, gas fired central heating and a private rear courtyard. With no onward chain, this apartment is likely to appeal to a wide range of purchasers so early internal inspection is highly recommended to appreciate all this fantastic property has to offer.

GROUND FLOOR



Whenever a photograph is taken to ensure the accuracy of the floor plan, measurements of floor, ceiling, stairs and other parts of the property will be taken to the best of our ability and accuracy. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. Made with Vermapro 12/2022

Directions

Coming along Bridge End towards the City Centre, turn left on to Rotterdam Street. Number 4 is located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		72	75
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS