



For Sale

Apartment 13, 3rd Floor, Lesley Central,
109-115 Shankill Road, Belfast, BT13 1FD


**FRAZER
KIDD**

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Summary

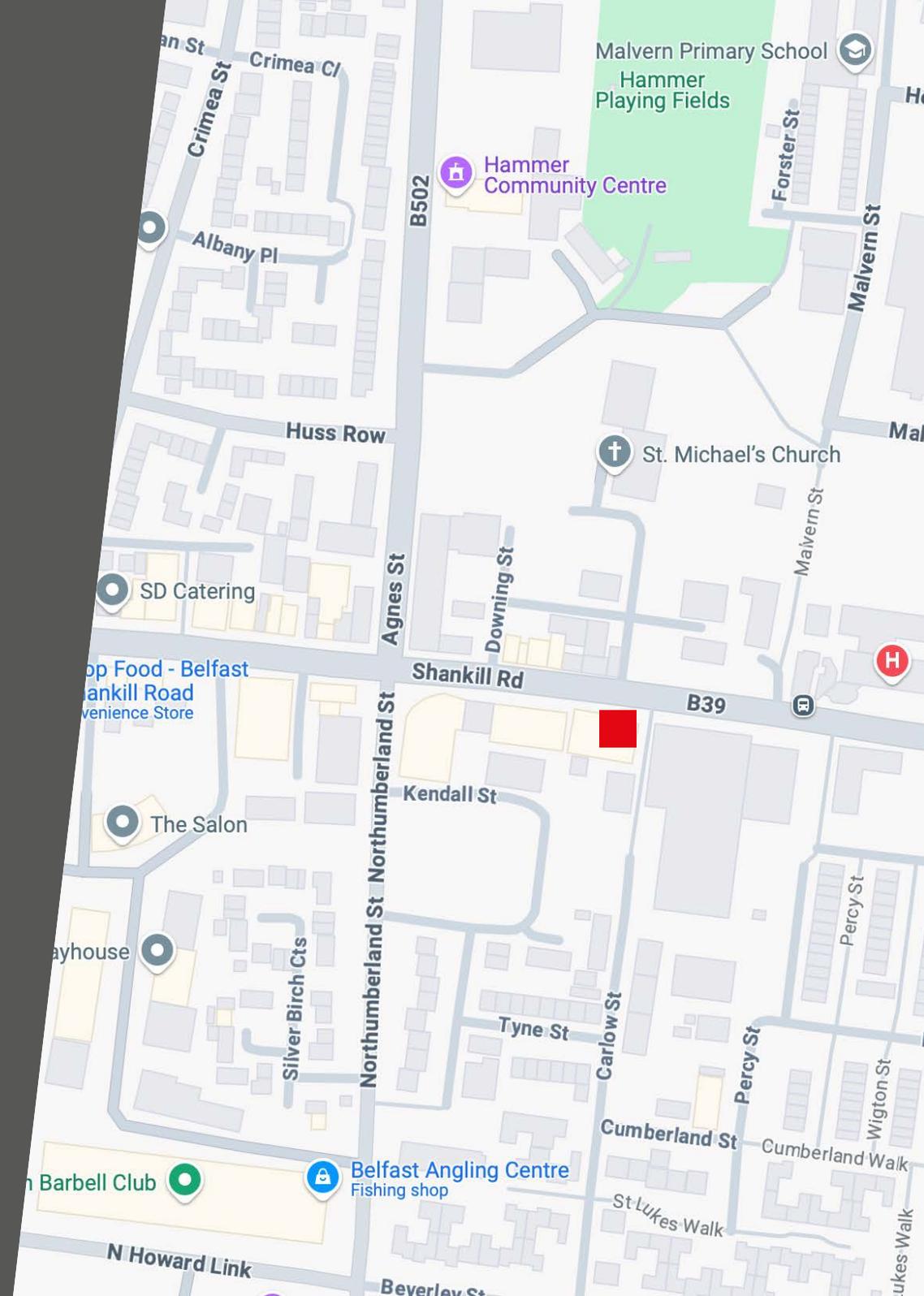
- Spacious, well maintained, furnished two-bedroom top floor apartment situated in a very convenient location within a 10 minute walk to Belfast City Centre.
- Bright, open plan living/kitchen area with a private balcony, double-glazed windows and gas fired central heating.
- A secure carpark with an allocated parking space is allocated located on the ground floor of the building.
- Keypad admission to main entrance, alongside security intercom to each apartment with lift to access each floor.
- Suitable for owner occupation, but also makes an ideal investment property, with a potential gross income of c.£8,000 pa

Location

The property is in an extremely convenient location within walking distance of Belfast City Centre, Nearby occupiers include Shankill Wellbeing and Treatment Centre, Eurospar, Clear Pharmacy, and a vary of restaurants and bars.

Description

A modern, third floor apartment in excellent condition with nothing to do but move in. Two Double bedrooms, a spacious lounge with balcony, a large kitchen/dining area with all modern appliances including a fridge/freezer, oven, hob and extractor. A washer/dryer is situated in a spacious storage cupboard located in the entrance hallway.



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Accommodation

The approximate net internal areas are assessed as follows:

Description	Sq. Ft	Sq. M
Kitchen, Dining & Living Area	20'8" x 12'	6.34 x 3.66
Hallway	16'8" x 11'5"	5.12 x 3.5
Master Bedroom	11'7" x 9'2"	5.57 x 2.8
Bedroom 2	8'10" x 6'7"	2.47 x 2
Bathroom	7'47" x 5'9"	2.27 x 1.8
Total approximate net internal area	648.78 Sq.ft	65.74 Sq.M

Rates

Approximate Rates Payable 2025/26
£527.62 per annum

*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801)..

Service Charge

2024/25 - £2,315.00 per annum
(£578.00 per quarter)

Price

Inviting offers in the region of £110,000.

Title

Assumed long leasehold.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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Disclaimer

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EPC

Energy performance certificate (EPC)

Apartment 03, 87/89 Victoria Street, Belfast, BT1 4PB	Energy rating: C	Valid until: 15 September 2024
07885 739063	Certificate number: 224-151-00040152206	

Property type: Superior flat
Total floor area: 58 square metres

Energy rating and score

The property's energy rating is C. It has the potential to be C+.

See how to improve this property's energy efficiency.

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) for a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:
The average energy rating is D
The average energy score is 60

Current Energy Rating	Score	Potential
A	92-100	
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	29-38	
G	1-28	