



Lettings & Property Management Specialist


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FOR SALE

50 Laganview Court, Belfast, Antrim, BT5 4AR
Offers Around: £225,000

3 bed 1 Reception Penthouse Apartment

Hello & Welcome we are so happy to share with you this wonderful 3 bed duplex penthouse apartment, in the very desirable and sought after Laganview Court Development, offering beautiful riverfront views and close to all amenities and commuting routes!!

Situated minutes from the City Centre, Titanic Quarter, Victoria Square, and other local attractions this superb penthouse offers a little taste of luxury.

This apartment would appeal to a range of different buyers, whether that be investors, owners, couples there is something for everyone. Unfortunately, the Management Company prohibits the use of Airbnb / Holiday letting in the development as Belfast City Council Planning Department have not authorised this type of business in the area.

There is everything you could want and more in this apartment... For those who desire a little taste of style, comfort, and luxury, then this apartment has it and more including river front views, convenience to city centre and all main arterial routes of the city. The apartment is all wood / laminate flooring to main rooms, with tiled flooring to bathrooms and kitchen.

Of course, there is a little something else, which makes this apartment different from the rest, that would be the pool table with colour changing recessed lighting above it, making this the perfect space for entertaining (and showing off, to your friends) ...

The apartment is split over 2 floors, 3 bedrooms, 2 bathrooms (bedroom 1 & shower room on 1st floor) 2nd floor: 2 double bedroom's & bathroom. It is heated by Economy 7 heating and has currently been used as a long-term rental, which has been managed for the last 10 years by us and offering the investor a gross return of 7.5%

The apartment has lift access to the 3rd floor from the main entrance, private parking, enclosed bike shelter and CCTV covering the car park area at front.

- Please forward all offers in writing and email to office@tltpropertymanagement.co.uk
- Viewings strictly by appointments via TLT property management
- Please note the contents of this brochure do not infer in anyway a contract and is purely for informational purposes only
- Any / all queries should be directed to tlt property management

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FEATURES

- Duplex Penthouse Apartment
- Lift from main entrance to apartment
- 3 double bedrooms
- Shower room
- Bathroom
- Balcony with River Views
- Upvc windows
- Wood / Laminate Flooring throughout
- Designated Parking Space

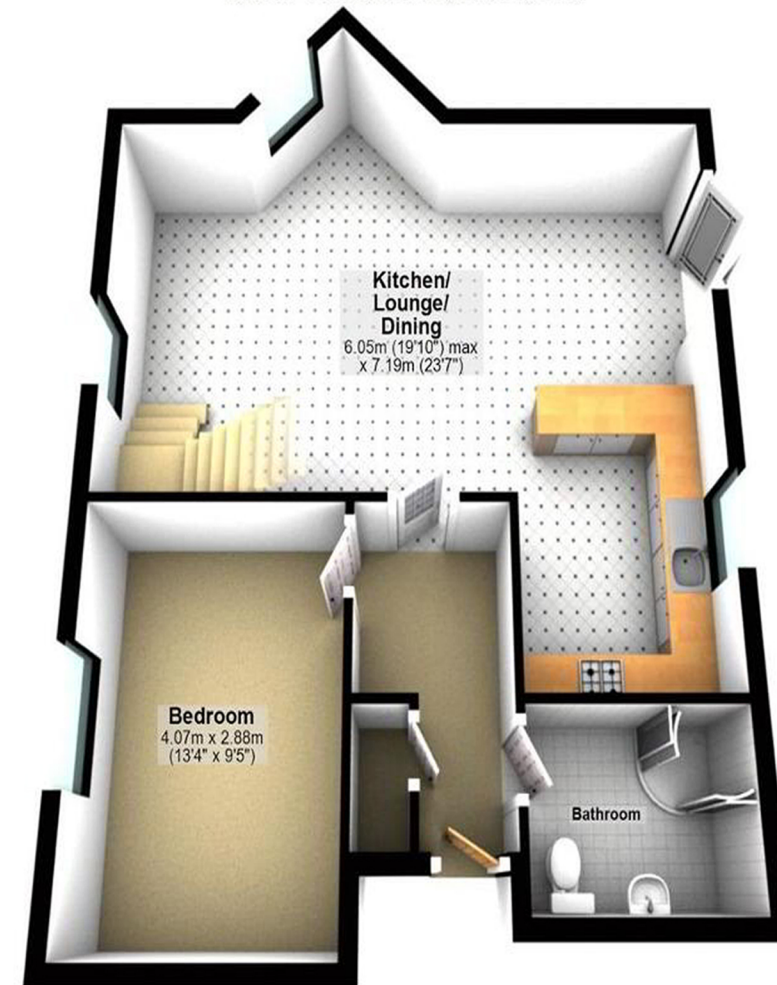
EPC Certificate

Very energy efficient - lower running costs		Current	Potential
A	92-100		
B	81-91		
C	69-80	76	77
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

Floor Plan

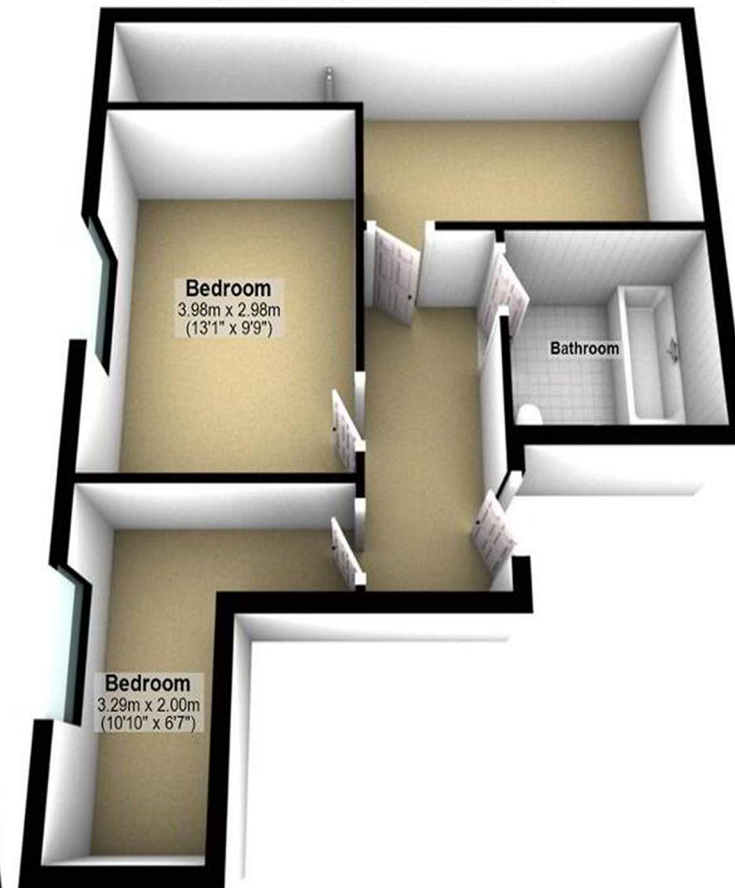
Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



IMPORTANT NOTES:

Service charge & Property Rates

TLT property management are the current building managing agents, the annual service charge for the property is £1100.00 per annum (£275 per quarter).

Rates Payable: Current annual rates £1608.58 for the year 2023-2024.
(Estimated fee, purchasers should satisfy themselves with the correct rates payable by contacting LPSNI directly).

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation fact.

The services, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All photographs and measurements have been taken as a guide only and may not be exact. Floor plans where included are not to scale and accuracy is not guaranteed.

if you require clarification or further information on any points, please contact us, especially if you are travelling long distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller separately.

● First Floor

Main entrance hall, with phone point & fibre broadband connection.

● Lounge

Open plan lounge dining has been very well defined and offers great space to relax after a hard day's work. Laminate flooring, dual aspect windows giving lots of natural light into the lounge area.

● Dining room

Dining area, with round table & 4 chairs with access to balcony, lots of natural light from the large balcony doors

● Kitchen

the heart of every home tucked away in its own "wee spot" . Offering ample cabinetry, integrated oven, hob & stainless-steel extractor hood, s/s sink & half with drainage offering views out on to the river Lagan.

● Bed 1

Double room, with pvc windows, new pvc vertical blinds.

● Bed 2

Double bedroom, feature papered wall, apex window, complete with pvc vertical blinds.

● Bed 3

Double bedroom, with new pvc vertical blinds.

● Bathroom

Fully tiled floors and walls, 3-piece white bathroom suite, with heated towel rail.

● Shower Room

Fully tiled walls and floors, square shower cubicle with electric power shower, w.c. & wash basin.

● Stair well to 2nd floor Mezzanine:

what does every home need that you rarely see? Forget, dishwashers, self-cleaning ovens, on this mezzanine, we have for you your very own full size pool table, with colour changing recessed lighting. If you're not into shooting pool, this would make a great 2nd lounge area, office area, kids' den?

● Communal Facilities

Communal grounds in lawn overlooking the river Lagan, the Waterfront

- Direct access to the Lagan Tow Path, with a pedestrianised bridge taking you to the rear of the waterfront.
- Designated parking and separate visitor parking. Enclosed Bicycle Shelter

This is a great apartment, and it is rare that 2 of these amazing penthouses apartment come on to the market so close to each other.

The apartment has been priced competitively and has been well maintained, offering the buyer a blank canvas for them to the apartment into their home, we have also factored in the buyer may wish to make it more homely for themselves, and the buyer may wish to upgrade to Gas central heating from the Economy 7, there is still plenty of scope within the current price to allow / accommodate for these things.

