

Property People
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Flat 1 at 22 Glantane Drive, Belfast

Starting Bid: £99,950.00



For sale by Property People via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This ground floor apartment enjoys a popular and convenient location being close to a host of local amenities, Waterworks Swan Lake and School's along the Antrim Road area only to name a few. It is also well positioned for anyone commuting into Belfast City Centre or further afield via neighbouring motorway networks.

The property comprises a communal entrance hall with intercom entry system, private entrance hall from the stairwell, a bright and spacious open plan kitchen, living and dining area into a bay window providing plenty of natural light to flood the room, a fitted kitchen with a range of units and integrated appliances, two well-proportioned bedrooms and a bathroom with a three-piece suite.

The apartment would have gas fired central heating and PVC double glazing windows. Externally the property benefits from a communal gated garden.

This is an ideal opportunity for a first time buyer or investor alike to put your stamp on a well located, two bedroom, ground floor apartment!

Viewing is highly recommended to appreciate everything this apartment has to offer, which is potential in abundance!

LOCATION

Travelling country bound along the Antrim Road, on your left hand side you will pass the Waterworks Swan Lake, straight through the traffic lights travelling further along the Antrim Road on your right hand side you will come across Alexandra Park. Continuing along the Antrim Road a couple streets up from the Park on the right hand side would be Glandore Avenue. Glantane Drive is your next right on the corner on your left-hand side.

Features

Fantastic Potential !!

Ideal First Time Buy / Buy to Let Investment

Well Located Ground Floor Apartment

Bright Open Plan Kitchen / Dining / Living Room

Fitted Kitchen with Range of Units

Two Bedrooms

Three Piece Bathroom Suite

Communal Gated Gardens

It Benefits From Gas Fired Heating - Boiler Only 3 Years Old

Double Glazed

Popular & Convenient Location

On Street Parking

Put Your Stamp On This Property

Great Potential

EPC: D

RATES: £313.02

<https://tour.giraffe360.com/ba63594186a84ce59d671bffeaf22ee6/>

TO VIEW OR MAKE A BID Contact Property People or iamsold NI, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and

provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

COMMUNAL ENTRANCE HALL

Intercom entry system. Access to stairwell to ground & upper floors.

GROUND FLOOR

Entrance Hall

Front door, laminate wooden floor, leading to...

OPEN PLAN LOUNGE THROUGH KITCHEN WITH DINING AREA (widest points)

A bright open plan living area with bay window into dining area providing plenty of natural light flooding the room ...

KITCHEN

Open to a fitted kitchen with a range of units, laminated work surfaces, space for free standing fridge/freezer, stainless steel sink unit and drainer, 4 ring integrated gas hob and electric oven only 6 months old, splash back tiling to wall, stainless steel extractor fan ceiling to wall, laminated flooring, panelled radiators and electric points.

BEDROOM 1 (widest points)

A double bedroom with laminated flooring, double panel radiator and electric points.

BEDROOM 2 (widest points)

Bright second bedroom with laminated flooring, panelled radiator and electric points.

BATHROOM

Modern bathroom with white three-piece suite comprising a panelled bath with overhead shower, low flush W.C. floating wash hand basin, extractor fan, part tiled walls and fully tiled flooring.

CLOAKROOM

Under stair storage

STORAGE CUPBOARD

Plumbed for washing machine.

EXTERNAL

Communal gated garden areas.