



Bell Towers South,

£189,950



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## Bell Towers South, Belfast

£189,950

Bell Towers South has established itself in recent years to be a popular and sought after location at the convergence of the Ormeau and Ravenhill Roads. This superb, bright ground floor apartment offers excellent modern accommodation in close proximity to all day to day amenities with local shops, cafe's and restaurants within walking distance from the front door. With entry from dual access points via electronically controlled gates to a secure underground allocated car parking space, the development also has plentiful communal parking and multiple pedestrian access points. With lift access from the car park, The property commands excellent accommodation with large lounge open plan to modern fitted kitchen with range of units & smeg integrated appliances and dining area. Two double bedrooms both with built in wardrobes and master with en suite. This apartment further boasts gas heating, double glazing throughout and french doors leading to patio area. Cherryville and Ormeau Park along with Forestside shopping centre are also within walking distance as well as walkways along the River Lagan. This property is well presented and maintained throughout and only upon internal inspection will one appreciate what is on offer. Sure to appeal to a wide range of potential buyers viewing is by appointment through Reeds Rains on 02890680420.

### COMMUNAL ENTRANCE

### HARDWOOD FRONT DOOR

### HALLWAY

Carpet.

### LOUNGE OPEN TO

6.12m x 5.84m (20'1" x 19'2")

Laminate flooring, Storage cupboard with gas boiler., French doors leading to patio area.



For full EPC please contact the branch

### MODERN FITTED KITCHEN

2.90m x 2.67m (9'6" x 8'9")

Excellent range of high and low level units, integrated smeg oven with gas hob, stainless steel extractor fan, single drainer stainless steel sink unit, mixer taps, integrated fridge/freezer, integrated smeg dishwasher, plumbed for washing machine, part tiled walls, ceramic tiled floor.

### BEDROOM 1

4.29m x 3.12m (14'1" x 10'3")

Carpet. Built in wardrobes.

### EN SUITE

1.96m x 1.93m (6'5" x 6'4")

Fully tiled shower cubicle, thermostatic shower unit, low flush wc, pedestal wash hand basin, fixed storage unit.

### BEDROOM 2

3.43m x 3.10m (11'3" x 10'2")

Carpet, Built in wardrobes.

### BATHROOM

1.98m x 1.70m (6'6" x 5'7")

Panelled bath with mixer taps, low flush wc, pedestal wash hand basin, part tiled walls and ceramic tiled floor.

### OUTSIDE

Direct access to patio area. Allocated secure parking space.

### MANAGEMENT CHARGE

Circa £1200 per annum. On site caretaker.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



