



Old Bakers Court,

£137,500



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



# Greenwood Building, Old Bakers Court, Belfast

## £137,500

This beautifully presented ground floor apartment is located in the ever popular and established residential development of Old Bakers Court off the Ravenhill Road. Located within walking distance of Belfast city centre, this property will prove especially popular with first time buyers, downsizers and investors. Internally, the property comprises spacious open plan living dining room through to modern fitted kitchen, two bedrooms and bathroom. Gas fired central heating and double glazing are also of benefit alongside an enclosed rear garden. The development is well regarded, not only for it's convenient location, but for the well maintained communal areas and residents gym. There is an underground parking facility as well as unallocated parking bays within the development. The location is well serviced by arterial roads, bus routes and an abundance of all the shops, cafes, bars and eateries that the nearby Ormeau Road and Cregagh Road have to offer. Early viewing is recommended to appreciate this beautiful, spacious apartment.

### HARDWOOD GLAZED FRONT DOOR

### INNER HALL

### OPEN PLAN LIVING / DINING ROOM

5.18m x 6.48m (17'0" x 21'3")

Front aspect. New carpets. Freshly painted. Large storage cupboard / cloaks.

### KITCHEN

2.54m x 1.93m (8'4" x 6'4")

Range of high and low level units. Built in electric oven. 4 ring gas hob. Over head stainless steel chimney hood

extractor fan. Tiled floor. Part tiled walls. Plumbed for washing machine. Stainless steel single drainer sink unit with mixer taps. Space for fridge/freezer.

### REAR HALL

Built in storage with gas boiler.

### BATHROOM

Three piece white suite comprising of low flush WC, pedestal wash hand basin with mixer taps and panelled bath with over head thermostatically controlled shower. Heated towel rail. Tiled walls.

### BEDROOM 1

4.47m x 2.87m (14'8" x 9'5")

Rear aspect. New carpets. Freshly painted. Double glazed door to rear garden.

### BEDROOM 2

3.86m x 2.54m (12'8" x 8'4")

Rear aspect. New carpets. Freshly painted.

### OUTSIDE

Fully enclosed large garden part paved patio / part loose stones and wood bark.

### MANAGEMENT COMPANY

Charles White. £750 PA.

### Laser Tape Clause

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



For full EPC please contact the branch

