



Annadale Flats,

**£89,950**



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# Annadale Flats, Belfast

£89,950

Located within the popular complex of Annadale Flats, this convenient ground floor apartment boasts deceptively spacious and bright accommodation throughout comprising of two well proportioned bedrooms, modern bathroom, front lounge with gas fireplace and kitchen. The property also benefits from double glazing throughout, gas heating, communal garden and individual secure storage area. Located close to a wealth of local amenities including transport links, the busy Ormeau Road, Belfast city centre and both Queens and Stranmillis Universities, this property is sure to appeal to an array of potential buyers and an early inspection comes highly recommended. Viewing by appointment through Reeds Rains Ormeau Road on 02890 680420.

## COMMUNAL ENTRANCE

Intercom system allowing access to communal hallway and staircase. Storage cupboard on ground floor. Rear door leading to outside.

## COMPOSIE FRONT DOOR

## ENTRANCE HALL

Laminate hardwood flooring. Built in storage cupboard.

## KITCHEN

3.78m x 2.34m (12'5" x 7'8")

Range of high and low level units. Formica worktops. Space for freestanding electric oven. Plumbed for washing

machine. Tiled floor. Stainless steel single drainer sink unit with mixer taps. Access to balcony.

## LIVING ROOM

4.62m x 3.53m (15'2" x 11'7")

Laminate hardwood flooring. Front aspect. Tiled gas fireplace with boiler.

## BEDROOM 1

4.57m x 3.23m (15'0" x 10'7")

Laminate hardwood flooring. Rear aspect.

## BEDROOM 2

3.28m x 2.57m (10'9" x 8'5")

Laminate hardwood flooring. Rear aspect.

## BATHROOM

2.16m x 1.88m (7'1" x 6'2")

Low flush WC. Pedestal wash hand basin with mixer taps. Panelled bath with mixer taps and telephone shower handle. Tiled walls. Tiled floor.

## RATES

### 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

