

For Sale

Asking Price: £239,950

SimonBrien



Apartment 1
1 Bell Towers South
Belfast
BT6 0GR

simonbrien.com



The Bell Towers is a stylish much admired apartment development which has gained a reputation for being located within one of the City Centres most sought after residential locations within walking distance of the vast array of amenities on the Ormeau Road and Belfast City Centre.

This superb ground floor apartment has been fully modernised by the current vendors with little to do but move in. It provides spacious accommodation comprising entrance hall, spacious living room with dining area with bay window, fully fitted kitchen, bathroom, ensuite and two double bedrooms. Outside the property, access is via remote control electric gates and has the benefit of an allocated parking space and communal gardens.

Special Features & Services

- Superb Well Appointed and Spacious Ground Floor Apartment
- Two Double Bedrooms
- Spacious Entrance Hall
- Open Plan Living/Dining Room With Bay Window
- Luxury Fully Fitted Kitchen With Range Of Integrated Appliances
- Fully Tiled Luxury Bathroom Suite and Luxury Ensuite
- 1 Secure Private Parking Spaces
- Phoenix Gas Central Heating
- Double Glazing
- Communal Gardens
- Patio and Private Entrance
- Ideal First Time Buy or for Young Professional or Downsizer
- Popular and Sought After Location Close To A Number Of Local Amenities on Ormeau Road and Forestside Shopping Centre



Accommodation

Reception Hall

Laminate wood floor, cornice ceiling, spotlighting

Living/Dining Room

28'5" x 16'3" (8.66m x 4.95m):

Laminate wood floor, cornice ceiling, twin storage cupboards, spotlighting

Kitchen

12'11" x 7'5" (3.94m x 2.26m):

Tiled floor, range of high and low level units, 1.5 bowl sink, integrated dishwasher, 4 ring ceramic hob with splashback, Hot point electric oven, integrated microwave, integrated fridge freezer, storage cupboard, integrated washer dryer

Main Bedroom

12'10" x 12'4" (3.9m x 3.76m):

Laminate wood floor, cornice ceiling, built in wardrobes

Ensuite shower room

Low flush WC, pedestal wash hand basin with vanity unit, half tiled walls, fully tiled shower cubicle, spotlights, extractor fan

Bedroom 2

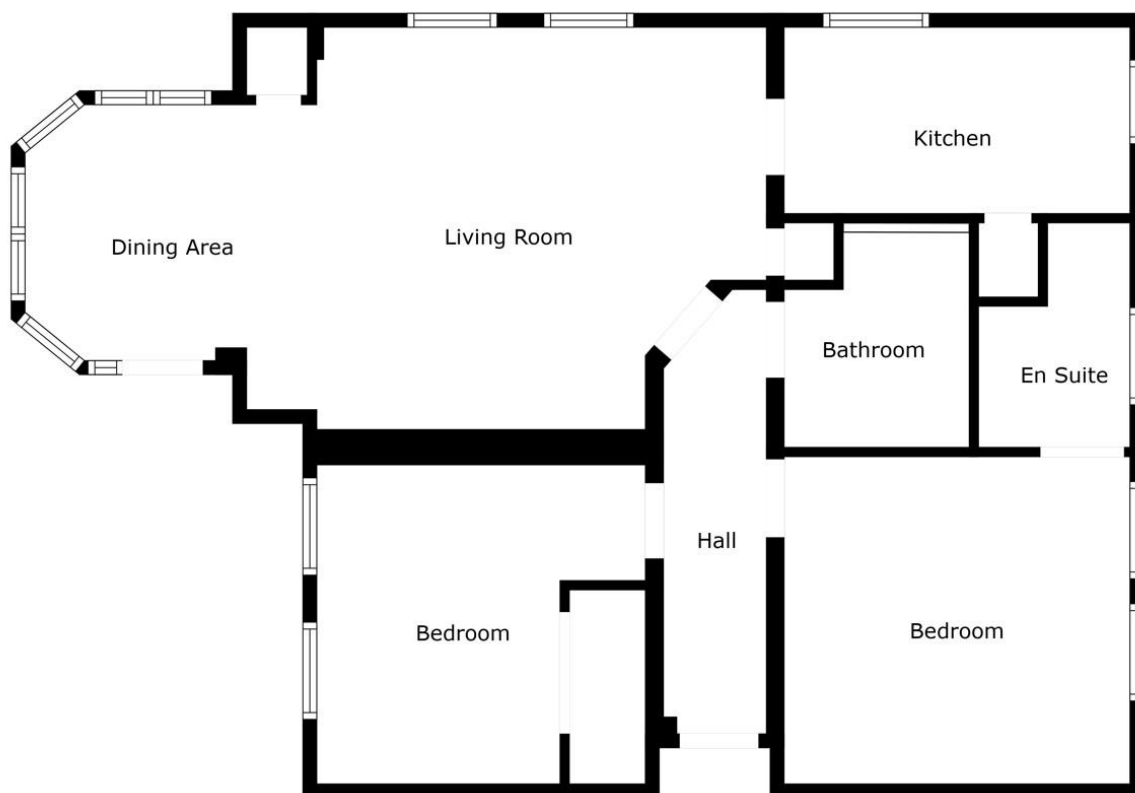
11'11" x 10'4" (3.63m x 3.15m):

Built in wardrobes, cornice ceiling

Fully Tiled Bathroom

Bath with thermostatic shower above, close couple WC, pedestal wash hand basin with vanity unit, spotlighting, extractor fan





VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
65-80	C	76.0	74.0
55-64	D		
46-54	E		
31-45	F		
1-30	G		

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