

For Sale

Asking Price: £125,000

SimonBrien



104 Annadale Flats
Belfast
County Antrim
BT7 3AY

simonbrien.com



Just off Annadale Embankment by the Ormeau Road this fabulous apartment therefore benefits from a broad range of amenities immediately to hand including village-type shops, tempting bars and restaurants, sports facilities, transport connections, Ormeau Park and the Lagan Tow Path as well as leading schools and ease of access to the City Centre.

The well presented accommodation comprises a modern kitchen with integrated appliances, generous living room with a feature fireplace, two excellent bedrooms and a fully tiled shower room. Externally there are private front and rear gardens - a haven in the city and the property further benefits from mains gas central heating and recently installed uPVC double glazing.

Suitable to a range of buyers and attractively priced we encourage an internal viewing at your earliest convenience.

Management Company: The Housing Executive

Service Charge: approx. £450 per annum



Special Features & Services

- Fabulous ground floor apartment in most popular and convenient location
- Excellent proximity to the City Centre, Ormeau, Stranmillis and Botanic
- Generous living room with an abundance of natural light and feature fireplace
- Modern fitted kitchen with a range of integrated appliances
- Two double bedrooms, one with built in robes, the other with access to the rear garden
- Shower room with modern, fully tiled suite
- uPVC double glazed throughout, mains gas central heating
- Delightful front and enclosed rear patio gardens
- Suitable to a broad range of buyers

Accommodation

Communal entrance

uPVC front door

Reception Hall

Ceramic tiled floor, storage cupboard and telecom

Living Room

15'4" x 11'7" (4.67m x 3.53m):

Wooden flooring, polished granite fireplace and hearth with gas connection

Kitchen

11'4" x 7'9" (3.45m x 2.36m):

Modern kitchen with excellent range of units, work surfaces, single drainer sink unit, integrated stainless steel oven and four ring gas hob, extractor hood, integrated fridge, plumbed for washing machine, door to front garden

Shower Room

7'1" x 5'5" (2.16m x 1.65m):

Fully tiled white suite comprising wash hand basin in vanity unit, WC, corner shower cubicle, recessed spot lights

Bedroom One

15' x 10'3" (4.57m x 3.12m):

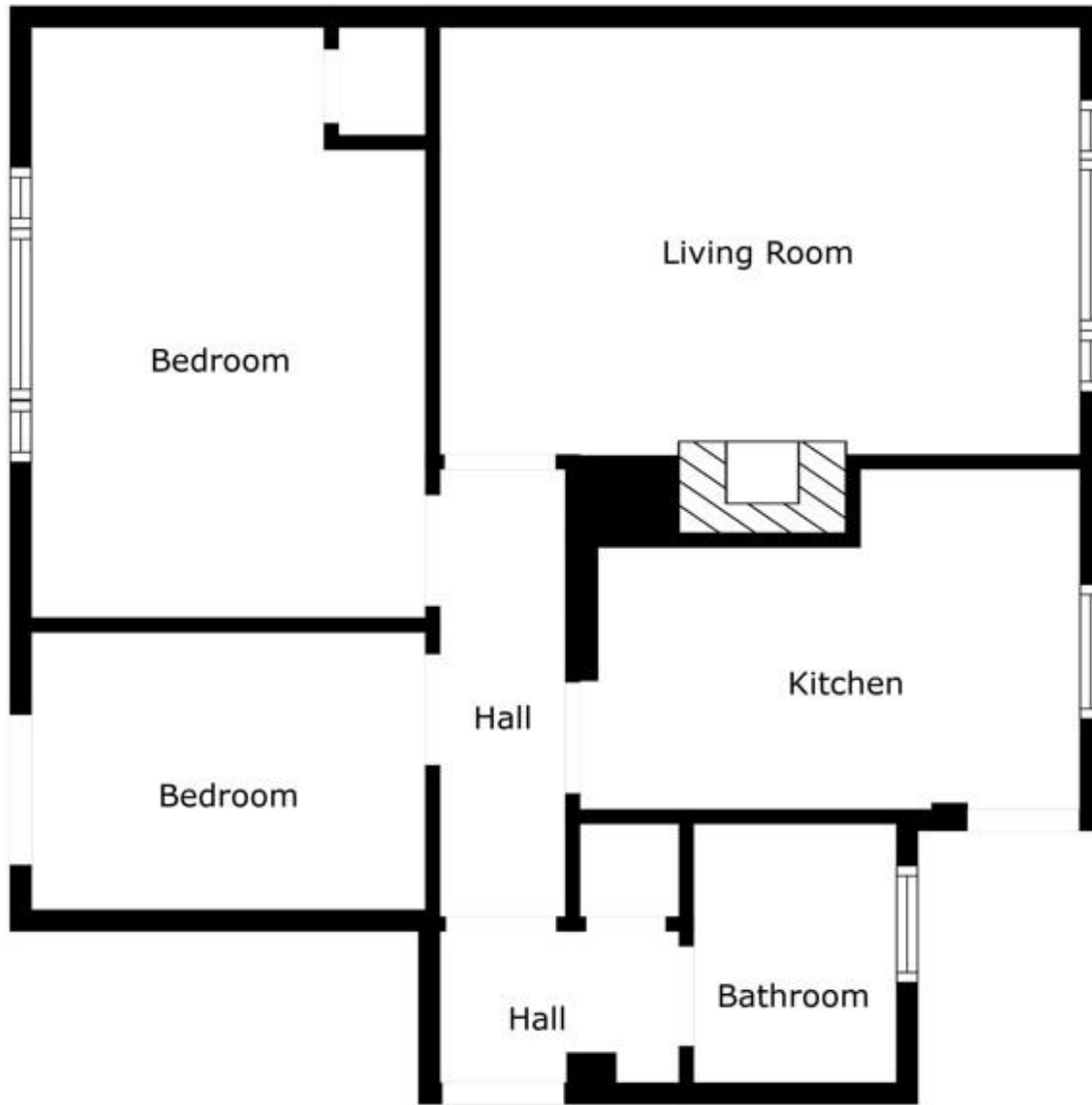
Wood effect flooring, built-in robes and storage cupboard

Bedroom Two

10'8" x 8'6" (3.25m x 2.6m):

Ceramic tiled floor, uPVC double doors to enclosed rear garden





VALUER

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MORTGAGE ADVICE

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 66 D | 67 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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