

simonBRIEN
RESIDENTIAL

205 Portland 88,
55 Ormeau Road, Belfast, BT7 1FD



Asking Price £199,950

Telephone 02890 668888
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE:

Impressive double height reception foyer. Lift and stairs to:

SECOND FLOOR

Walnut veneer front door with aluminium trim leading to:

ENTRANCE HALL:

Built-in storage cupboard.

OPEN PLAN KITCHEN / DINING / LIVING AREA:

25' 6" x 16' 7" (7.77m x 5.05m) (at widest points)

High specification kitchen units with soft close drawers and doors. Neff Slide-and-hide oven and Neff hob. Quartz stone worktops and matching upstands. Co-ordinating glass splash back behind hob. Under cabinet LED lighting. Torlan BRITA 3-Way dispenser tap. 4 ring ceramic hob. Multi-function electric oven. Microwave oven. Dishwasher. 50:50 fridge/freezer. Stainless steel cooker hood with integrated lighting. Integrated Bluetooth sound system in kitchen.



KEY FEATURES

- Recently Constructed Stunning Spacious Second Floor Two Bedroom Apartment Within The Landmark Portland 88 Development
- Superb Open Plan Kitchen / Living / Dining Room With Bright Floor To Ceiling Windows
- State Of The Art Kitchen With Range Of Appliances & Quartz Stone Work Surfaces
- Stylish Contemporary Bathroom & Ensuite
- Two Double Bedrooms With Fitted Wardrobes
- Impressive Double Height Entrance Lobby Setting New Standards In Belfast With 'Smart' Parcel Drop Off / Collection Point
- Superb Convenient Location Within Walking Distance To Belfast City Centre, & South Belfast
- Electric Heating With Central Control System
- The Apartment Has A Legal Agreement To Operate Short Term Lettings Through Airbnb Producing An Average Rental Income Of £2,500 Per Month
- Excellent Investment Or First Time Buy

SUMMARY

Portland 88 is a stunning new landmark apartment development situated in a very convenient location on the Ormeau Road in Belfast City Centre.

Ormeau Park, the River Lagan and Lagan Towpath offer a range of outdoor areas within a few minutes walk from the scheme.

All amenities including sporting, retail and an abundance of restaurants located in South Belfast and Belfast City Centre are all situated within easy access.

Apartment 205 is a superb two bedroom apartment situated on the second floor overlooking the Ormeau Road. The apartment has been finished to an excellent specification and comprises of a spacious open plan kitchen / dining / living area with floor to ceiling windows. Two double bedrooms, principle bedroom with a stylish ensuite, and contemporary bathroom.

The state of the art kitchen has semi concealed handles, Quartz stone work surfaces, integrated dishwasher and fridge/freezer, Bosch hob, oven and microwave.

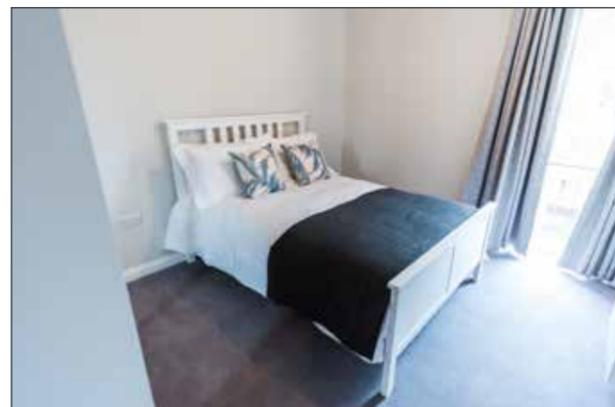
The double height reception and lobby area in Portland 88 sets new standards in Belfast for apartment living.

Apartment 205 would make a superb City Centre base or would be an excellent investment. It has a legal agreement to operate short term lettings through Airbnb producing an average rental income of £2,500 per month.

Viewing is strictly by private appointment by contacting our South Belfast office on 028 9066 8888.







MASTER BEDROOM:

12' 4" x 8' 5" (3.76m x 2.57m) (at widest points)

TV point. Mirrored fitted wardrobe with sensor light.

ENSUITE SHOWER ROOM:

6' 10" x 5' 10" (2.08m x 1.78m)

Duravit sanitary ware with concealed cistern WC with soft close seat. Wall and floor tiling. Vado rain shower with hand attachment. Large shower tray with glass screen. Shaver point. Electric heated towel rail.

BEDROOM (2):

12' 4" x 9' 6" (3.76m x 2.9m) (at widest points)

Mirrored fitted wardrobe with sensor light. Mirrored fitted wardrobe with sensor light.

BATHROOM:

6' 10" x 6' 3" (2.08m x 1.91m)

Duravit sanitary ware with concealed cistern WC with soft close seat. Wall and floor tiling. Vado rain shower over bath with separate controls. Shaver point. Electric heated towel rail.

ADDITIONAL INFORMATION:

Rates - £1,195.20 per annum

Management charges - c. £1,200 per annum

Location



Portland 88 is opposite the Gasworks at the bottom of the Ormeau Road.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TOD/G/20/50



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	74	74
D 65-68		
E 59-64		
F 21-58		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0999-8081-0342-7701-3984

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