

simonBRIEN
RESIDENTIAL

Apt 14, 16 Annadale Avenue,
Belfast, BT7 3JH



Asking Price £299,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Magnificent Penthouse Apartment Set Within Much Sought After Oakdene Development
- Three Generous Bedrooms All With Full Range Of Built-In Wardrobes
- Spacious Open Plan Living / Dining Open To Modern Fully Fitted Kitchen With A Range Appliances
- Contemporary Bathroom & Ensuite
- Gas Fired Central Heating (Underfloor) & Double Glazing
- Secure Allocated Car Parking Space Plus Visitor Parking
- Accessed Via Electric Gates
- Beam Vacuum System
- Lift Access To All Floors
- High Quality Finished Presentation Throughout
- Conveniently Located Close To Local Schooling, Restaurants, Forestside Shopping Centre & Belfast City Centre



SUMMARY

Undoubtedly one of the finest apartments we are offering for sale in the Southeast Belfast area over recent years, this superb penthouse is well located within the much sought after Oakdene Development off Annadale Avenue, close to a range of local amenities within the area. Forestside Shopping Centre is within comfortable commuting distance, as is Belfast City Centre.

The apartment comprises of three well proportioned bedrooms, all with excellent fitted wardrobes, principal bedroom with ensuite, and modern bathroom. In addition, the property has a superb open plan living / kitchen / dining area, with high ceilings, feature sliding sash windows, and a range of contemporary fittings throughout.

Likely to be of interest to the young professional couple or those downsizing within the area. Viewing of this exceptional apartment is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE:

Tiled ceramic floor. Access lift to top floor.

UPPER LEVEL

PENTHOUSE ENTRANCE:

Into hallway.

HALLWAY:

Leading into lounge.

LIVING / KITCHEN / DINING AREA:
31' 7" x 17' 7" (9.63m x 5.36m)

Bright and spacious open plan living / dining / kitchen area with an abundance of character. Kitchen area with range of high and low level units in modern finish and a selection of fully fitted appliances. Feature sash windows.

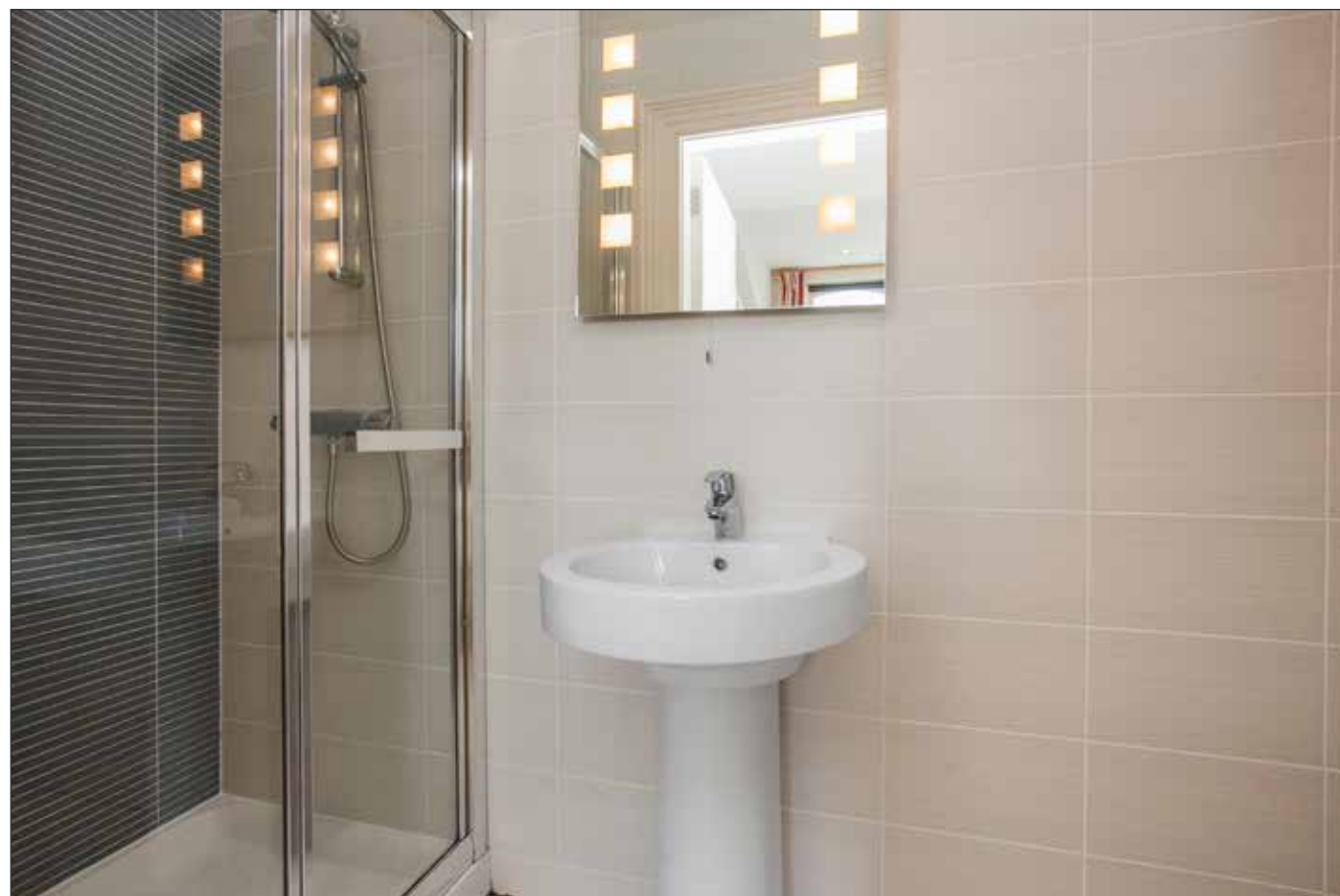


BATHROOM:

9' 1" x 7' 1" (2.77m x 2.16m)

Fully tiled with modern white suite. Heated towel rail.





Location



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: ML/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	82	85

EPC REF: 9164-0321-6590-8986-2926

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