

**502 Park Avenue Apartments,  
Belfast, BT7 1AQ**



**Asking Price £150,000**

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Well Appointed Fifth Floor City Centre Apartment
- Spacious Open Plan Living / Dining With Balcony Access
- Modern Fully Fitted Kitchen With Range Of Appliances
- One Double Bedroom With Built-In Wardrobe
- Contemporary White Bathroom Suite
- Secure Access Telephone / Video Entry System
- Gas Fired Central Heating / Double Glazing
- Lift Access To All Floors
- Resident Access To Fitness Suite
- Secure Allocated Parking
- Walking Distance Of Belfast City Centre, Dublin Road, Queen's University & Royal Victoria & City Hospitals
- Ideal First Time Buy / Investor Purchase

## SUMMARY

Park Avenue is a much sought after apartment complex located just off the Dublin Road on Bankmore Street in Belfast City Centre close to a host of shopping, retail, and social outlets, including Victoria Square and the Lisburn Road.

The apartment provides a spacious layout with one generous bedroom with built-in wardrobe, together with superb open plan living / kitchen with range of appliances.

Within a short distance of all roads and railway networks, the property is also conveniently located to main hospitals within the area and Queen's University.

All in all an excellent opportunity to acquire a modern City Centre apartment. Viewing is recommended through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Lift and stairs access to:

### FIFTH FLOOR

#### ENTRANCE HALL:

#### CLOAKS CUPBOARD:

Gas boiler.

#### LIVING / KITCHEN / DINING AREA:

**28' 5" x 12' 9" (8.66m x 3.89m)**

In the kitchen there is an excellent range of high and low level units. Single drainer stainless steel sink unit. 5 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer, dishwasher and washing machine.

In the living area is wood strip flooring. Balcony access.

#### BEDROOM (1):

**13' 0" x 9' 8" (3.96m x 2.95m)**

Wood strip flooring. Built-in mirrored sliding wardrobe. Balcony access.

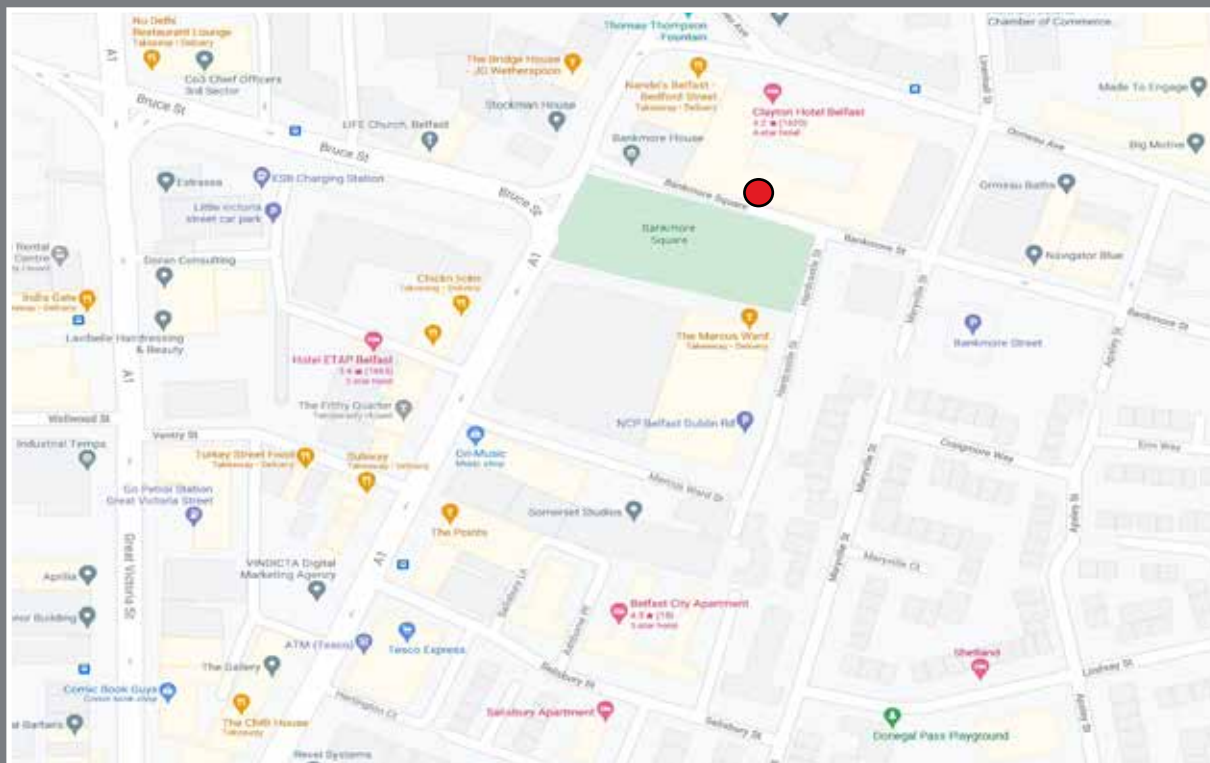
#### BATHROOM:

White suite comprising panelled bath with mixer taps and additional overhead shower and shower attachment. Low flush WC. Wash hand basin in vanity unit.



**Telephone 02890 668888**  
www.simonbrien.com

# 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](http://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/E/21/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9112-0029-6050-0705-9902

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.