

simon**BRIEN**  
RESIDENTIAL

205 The Lucas Building,  
Ormeau, BT2 8HB



Asking Price £135,000

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

## KEY FEATURES

- Well Appointed Second Floor Apartment
- One Double Bedroom
- Spacious Living/Dining Open To Fitted Kitchen with Range of Appliances
- Bathroom In White Suite
- Gas Fired Central Heating
- Double Glazing
- Lift Access To All Floors
- Popular And Convenient Belfast City Centre Location
- Ideal First Time Buy/Investment Purchase
- Viewing by Private Appointment

## DESCRIPTION

Ideally located on the corner of Ormeau Avenue , The Lucas Building has consistently proved popular due to its central location close to all the city centre has to offer including all business and recreational facilities.

The property itself provides one double bedroom, spacious open plan kitchen/living/dining and bathroom in white suite Likely to be of interest to the investor, first time buyer or professional. Viewings are by appointment through our Lisburn Road office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Hardwood Door to Entrance Hall, laminate floor, intercom

#### KITCHEN/LIVING/DINING:

25' 4" x 9' 8" (7.72m x 2.95m)

#### KITCHEN:

High and Low Level units, inset sink, 4 ring gas hob, electric oven, integrated fridge freezer, washing machine, laminate

#### LIVING/DINING:

Double doors to Balconette



## BEDROOM:

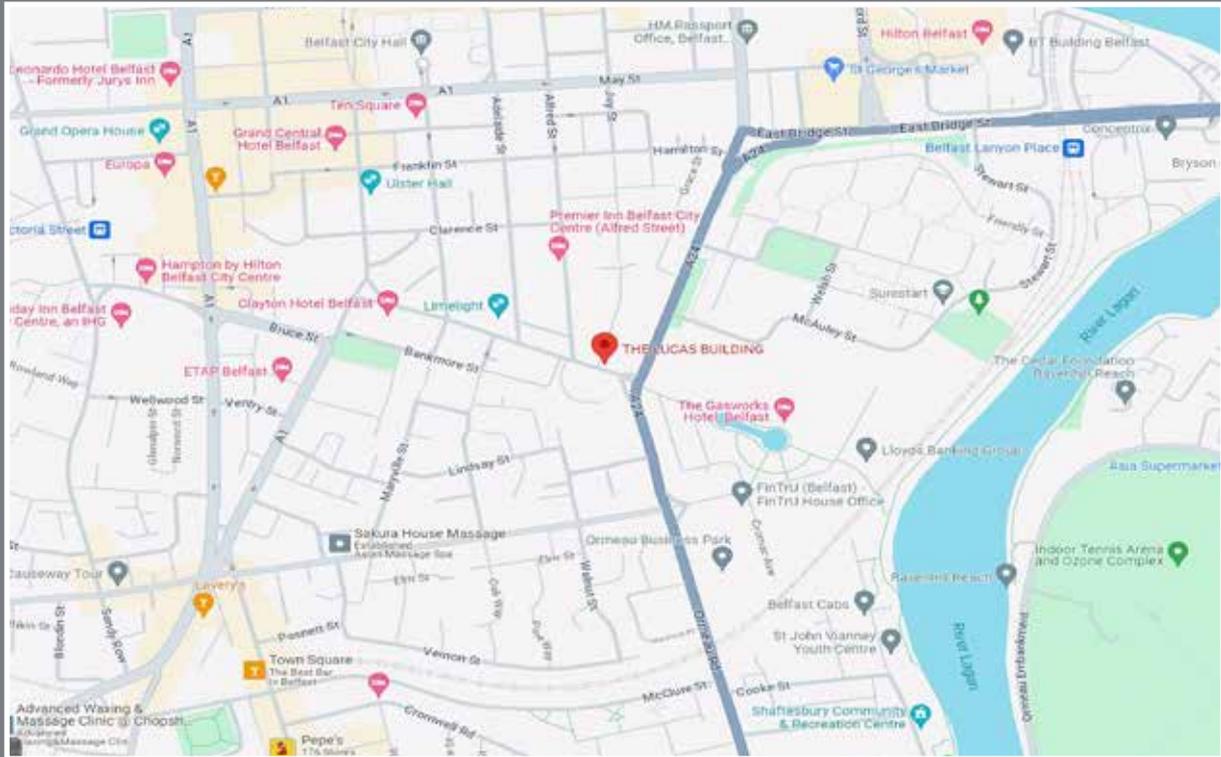
15' 3" x 7' 8" (4.65m x 2.34m)



## BATHROOM:

White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, pedestal wash hand basin

# 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)

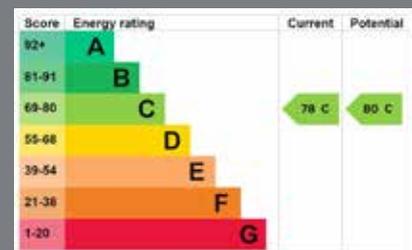


## Lettings Department

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/B/24/SD



EPC REF: 0360-2753-0320-2324-3545

**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)

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