

simonBRIEN
RESIDENTIAL

Apartment 1 Meadow House,
47 The Boulevard, Belfast, BT7 3LN



Offers Over £195,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stunning First Floor Apartment Presented to A Very High Standard
- Open Plan Living/Kitchen and Dining Area
- Balcony Space to Enjoy Impressive Views Along The River Lagan
- Contemporary Kitchen with Integrated Appliances
- Two Spacious Bedrooms with Master Ensuite and Access to Delightful Rear Patio
- Minutes' Walk From All of the Amenities of Stranmillis Village and Lisburn Road
- Gas Fired Central Heating and Double Glazed Throughout
- Video Intercom System
- Secure Gated Car Parking
- Lift and Stair Access to All Apartments
- A Perfect Pad for the First Time Buyer or Those Wishing to Downsize
- Management Fee - £1550 per annum with Charterhouse

SUMMARY

Set along the River Lagan, this stunningly bright and spacious apartment benefits from a great sense of style and fantastic river views. With an excellent standard of finish throughout, there is little to do but move your furniture in and enjoy life in one of South Belfast's premier developments. This home is likely to appeal to both first time buyers and young professional couples. The apartment has the major advantage of its very own private balcony, as well as a rear patio for summer entertaining. Obviously, any purchaser can also enjoy lift access and secure car parking. The accommodation comprises of a spacious entrance hall with practical storage, well-appointed kitchen/living and dining area with a Juliet style balcony. There is also the benefit of two double bedrooms comprising of master ensuite facilities. The new purchaser can also enjoy their very own rear patio area to relax and unwind in after a hard day. In close proximity and within walking distance to Stranmillis Village, Lisburn Road and the Ormeau area, the apartment highlights easy links to the city centre and public transport network. With all of these advantages being set in such a prime location, viewing is a must.



ACCOMMODATION

GROUND FLOOR

Lift and stairs access to apartment. Entered via hardwood front door.

FIRST FLOOR

ENTRANCE HALL:

6' 3" x 3' 8" (1.91m x 1.12m)

Carpeted. Built in storage. Alarm system.

LIVING/KITCHEN/DINING:

21' 9" x 14' 4" (6.63m x 4.37m)

Laminate strip floor. Stylish kitchen with superb range of high and low level units. Granite work surfaces. Stainless steel bowl with mixer taps. Counter lighting. Contrasting tiles. Integrated fridge freezer, oven and grill. Space for washing machine. Space for casual dining. Access via double doors with private balcony.





MASTER BEDROOM:
16' 9" x 11' 3" (5.11m x 3.43m)

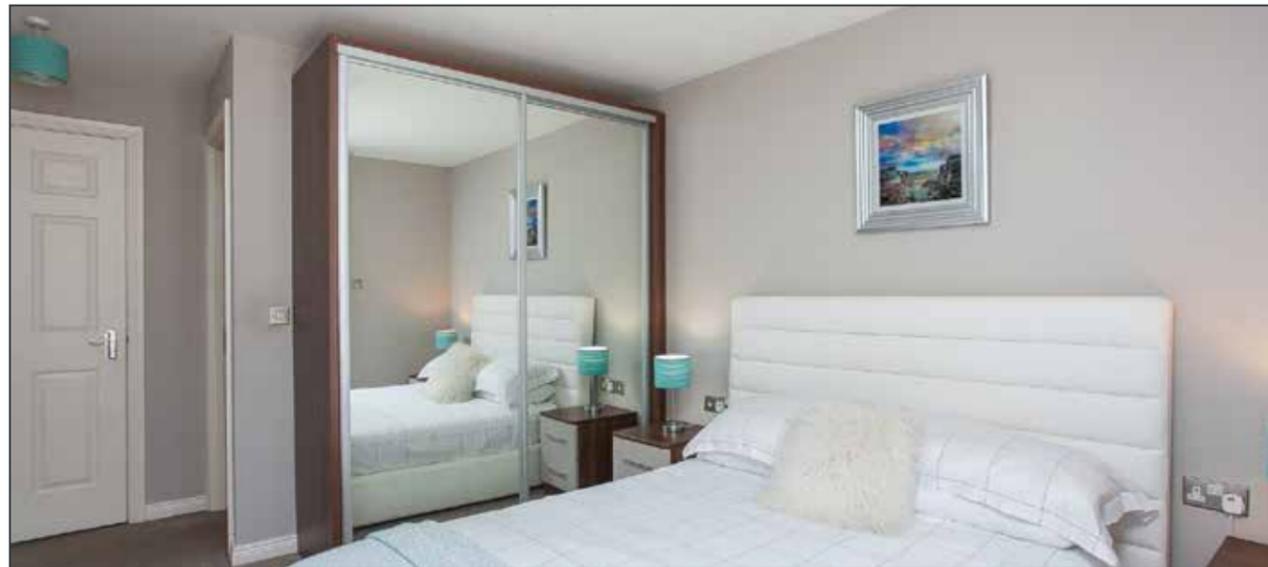
Spacious and bright bedroom. Double doors accessed to rear patio. Carpeted.

ENSUITE SHOWER ROOM:

Power shower unit with thermostatic controls. Pedestal wash hand basin with mixer taps. Low flush WC.



BEDROOM (2):
15' 4" x 10' 0" (4.67m x 3.05m)
Carpeted.





OUTSIDE

The property benefits from allocated secure parking. Location of property: Meadow House and Lagan Way are located off the main Annadale embankment, Ormeau Road, Belfast.

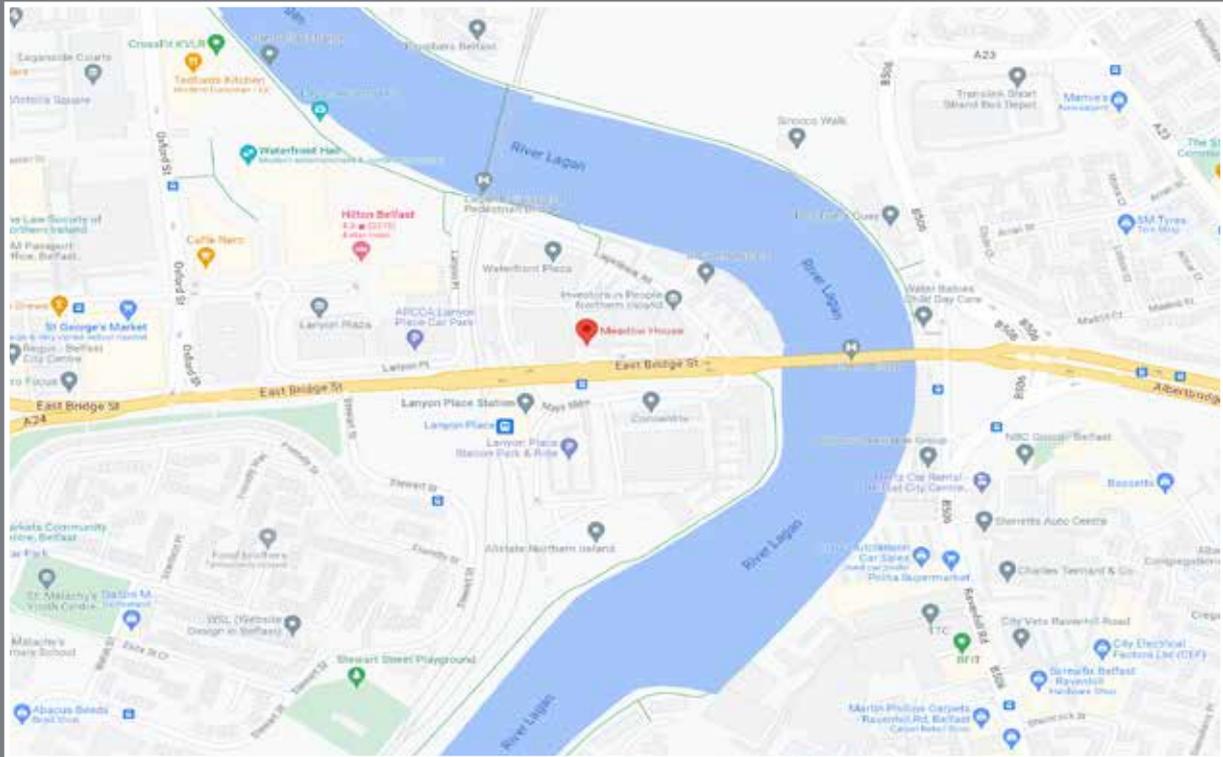


BATHROOM:
7' 0" x 6' 11" (2.13m x 2.11m)

Partly tiled walls. Tasteful bathroom suite to include bath with mixer taps and hanging shower. Thermostatically controlled power shower. Low flush WC with pedestal wash hand basin. Tiled floor.



Location



Travelling from....

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: RL/E/23/SP



EPC REF: 2319-8093-0213-6796-8924

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E 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.