

simon**BRIEN**  
RESIDENTIAL

Apartment 3.03 Portland 88,  
Ormeau, BT7 1FD



Offers Over £209,950

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#### KEY FEATURES

- Well Presented Two Bedroom Third Floor Apartment Located on the Ormeau Road in South Belfast
- Constructed Circa 2019
- Conveniently Located Within Walking Distance to Belfast City Centre
- Within Close Proximity to the Ormeau Road and Ravenhill Road
- Fantastic Private Outlook Across Belfast City Centre and the Ormeau Road
- Close to Excellent Schools, Parks, Belfast City Airport and the City Hospital
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Double Shower Room
- Built in Slide Robes with Additional Storage
- L-Shaped Open Plan Kitchen Living Dining Space
- Bespoke Fully Fitted Kitchen with Range of Built in Appliances and Quartz Stone Worktops
- Ample Space for Casual Dining Area
- Built in Utility Storage
- Allocated Secure Gated First Floor Car Parking
- Lift Access to All Floors
- Electric Heating with Modern Dimplex Monterey Heaters
- UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating
- Management Fee Approximately £1300 P/A
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

#### DESCRIPTION

We are delighted to bring to the market this well-proportioned two bedroom third floor apartment positioned on the Ormeau Road in South Belfast. Recently constructed to a high specification throughout, the location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Queens University and the City Hospital are also within striking distance of the apartment.

In short the property comprises of: stunning communal reception hall, lift access to all floors, open plan kitchen living dining space, bespoke fully fitted kitchen with high and low level units and quartz stone worktops, utility area, two well proportioned bedrooms with built in slide robes, main bedroom with en-suite shower room and a family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, modern Dimplex electric heating system, no onward chain and an allocated secure first floor private car parking space.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

#### ACCOMMODATION

##### ENTRANCE

Communal entrance hall with lift access.



##### THIRD FLOOR

##### RECEPTION HALL:

Hardwood front door with peep hole into reception hall, intercom system.



**UTILITY ROOM:**

Laminate effect worktops, space for washing machine and tumble dryer, access to pressurised water cylinder, additional storage, low voltage recessed spotlighting and recirculation heater facility.

**FAMILY BATHROOM:**

White suite comprising, low flush WC with wall mounted push button, floating wash hand basin with chrome mixer tap, fully tiled walls, tiled floor, tiled pannelled bath with fixed glass door, chrome thermostatic control valve and telephone attachment. Built in mirror, quartz worktop and heated towel rail, low voltage recessed spotlighting and heat recirculation system.



**ENSUITE:**

White suite comprising, low flush WC with wall hung push button, floating wash hand basin with chrome mixer taps, double shower with chrome thermostatic control valve, telephone attachment and rainfall head, low voltage recessed spotlighting, heated towel rail, built in mirror and quartz worktop. Shaving point, partly tiled walls and tiled floor.



**BEDROOM (1):**

**18' 3" x 8' 5" (5.56m x 2.57m)**

Outlook to front, additional built in slide robes and storage.



**BEDROOM (2):**

**12' 3" x 8' 0" (3.73m x 2.44m)**

Outlook to front, built in slide robes and storage



**KITCHEN/DINING/LIVING SPACE:**

**25' 2" x 16' 6" (7.67m x 5.03m)**

Panoramic views to front, bespoke fully fitted kitchen with range of high and low level units, quartz stone worktops and upstand, built in ceramic hob with quartz stone splashback and extractor fan, built in high level Bosch oven and grill, built in fridge freezer, built in Bosch microwave, inset stainless steel single drainer sink with side drainer and chrome taps, built in 'Montpellier' dishwasher, laminate effect flooring, ample space for casual dining, low voltage recessed spotlighting

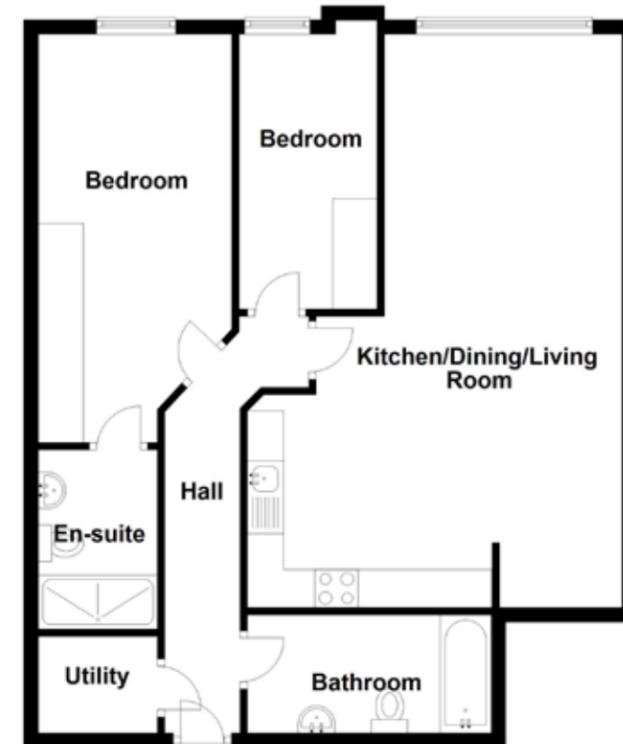


**FIRST FLOOR**

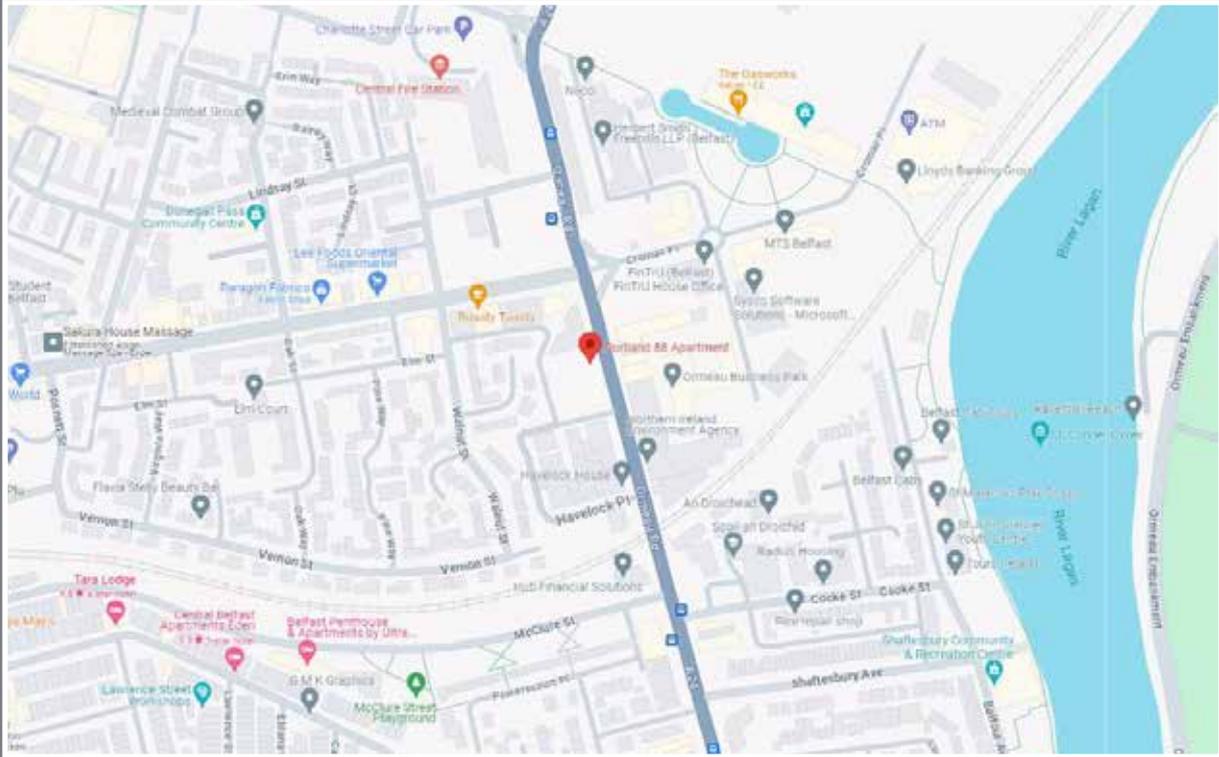
Allocated car parking space.



**Ground Floor**



# 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**



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