

simon**BRIEN**
RESIDENTIAL

Apartment 2, 2H Ardenlee Street,
Belfast, BT6 8QJ



Asking Price £165,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Contemporary First Floor Apartment
- Well Presented Accommodation Throughout
- Two Double Bedrooms
- Open Plan Living/Dining Area Open To Kitchen With Range Of Appliances
- Modern Bathroom And Ensuite
- Gas Fired Central Heating
- PVC Double Glazing
- Balcony Off Living Room
- Ideal First Time Buy Or For Young Professional
- Popular And Convenient Location Close To Ravenhill Road, Cregagh Road And Belfast City Centre
- Viewing by Private Appointment

DESCRIPTION

Exceptionally well located off Ardenlee Avenue, Alexandra Court is an exclusive development of four only apartments, within close proximity of all local amenities within the area and comfortable commuting distance of Belfast city centre.

The property itself has exceptionally well appointed and contemporary accommodation providing a spacious layout of two double bedrooms, superb open plan kitchen/living/dining with access to balcony, modern bathroom and ensuite.

Likely to be of interest to the first time buyer or young professional seeking a high quality apartment in a much sought after residential location. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

Communal Entrance Hall, stairs to First Floor

ENTRANCE HALL:

Hardwood Door to Entrance Hall with Cloaks Cupboard

BEDROOM (1):

12' 1" x 9' 5" (3.68m x 2.87m)



ENSUITE BATHROOM:

Fully Tiled Shower Enclosure, low flush WC, wash hand basin



BEDROOM (2):

10' 0" x 8' 9" (3.05m x 2.67m) At Widest



BATHROOM:

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



KITCHEN/LIVING/DINING:

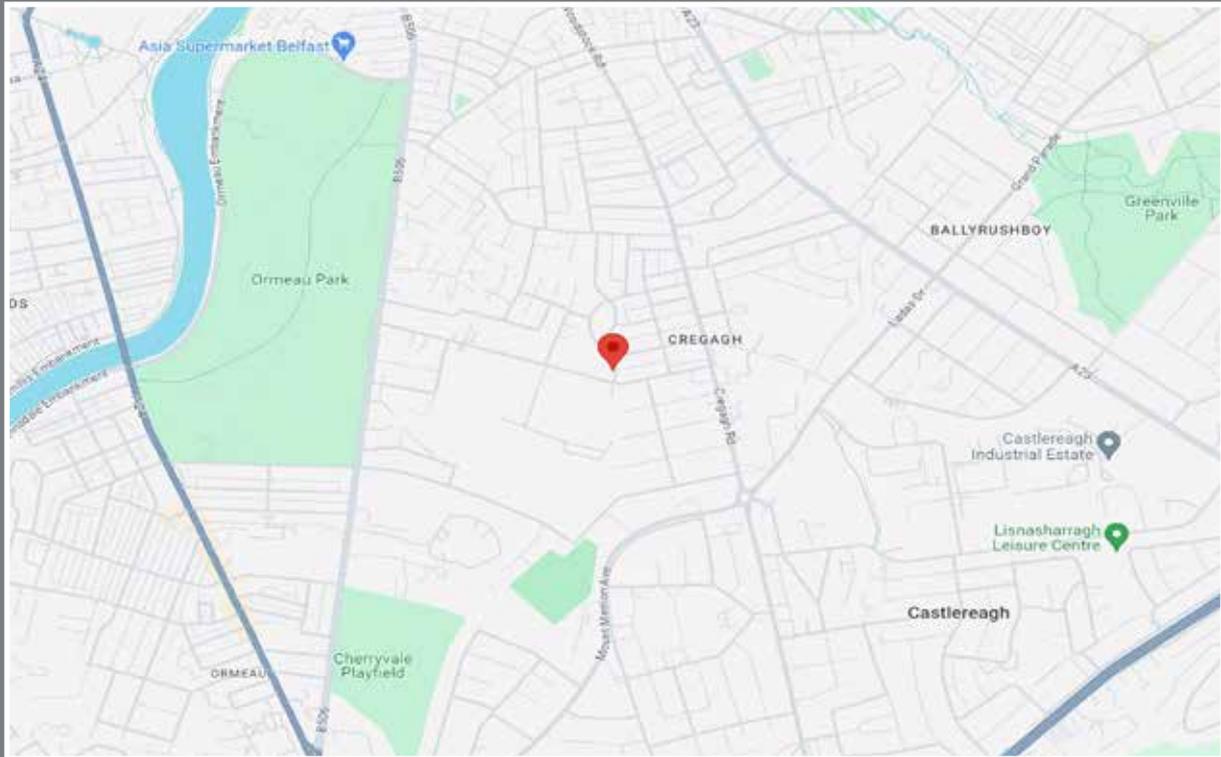
24' 2" x 10' 7" (7.37m x 3.23m)

Kitchen – High and Low Level Units, inset sink, integrated fridge freezer, oven and hob, washing machine

Living/Dining Area – Access to balcony



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

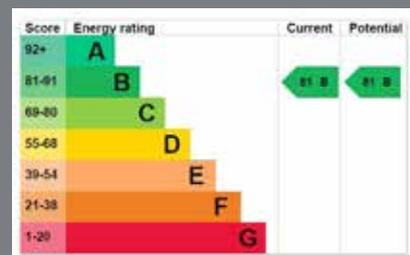


Lettings Department

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/C/24/SD



EPC REF: 9159-6036-0304-6895-5974

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