

simon**BRIEN**  
RESIDENTIAL

Apt 11 Anna Hill, 2 Annadale Avenue,  
Belfast, BT7 3JH



Asking Price £225,000

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

## KEY FEATURES

- Spacious Second Floor Apartment Of Approximately On The Corner Of The Development
- Extremely Popular Development
- Modern Fitted Kitchen With Appliances Open Plan To Dining / Living Room
- Three Bedrooms (Master With Ensuite Shower Room)
- Family Bathroom in White Suite
- Phoenix Natural Gas Central Heating
- uPVC Double Glazing
- Lift & Stairs Access
- Enclosed Garage Space With Remote Controlled Access



## DESCRIPTION

Anna Hill is a luxury development of 18 apartments conveniently located on the corner of the Ormeau Road and Annadale Avenue within close proximity to Stranmillis, City Centre and the excellent shopping amenities at Forestside.

This superb spacious second floor level apartment offers well presented living accommodation comprising, entrance hall, living room, open to dining area / kitchen, bathroom, and three bedrooms (master with ensuite shower room). Outside there is an enclosed garage space with remote controlled gates.

All in all, this is an excellent investment opportunity to acquire a home suitable for a variety of differing requirements. Viewing is highly recommended.



## ACCOMMODATION

### GROUND FLOOR

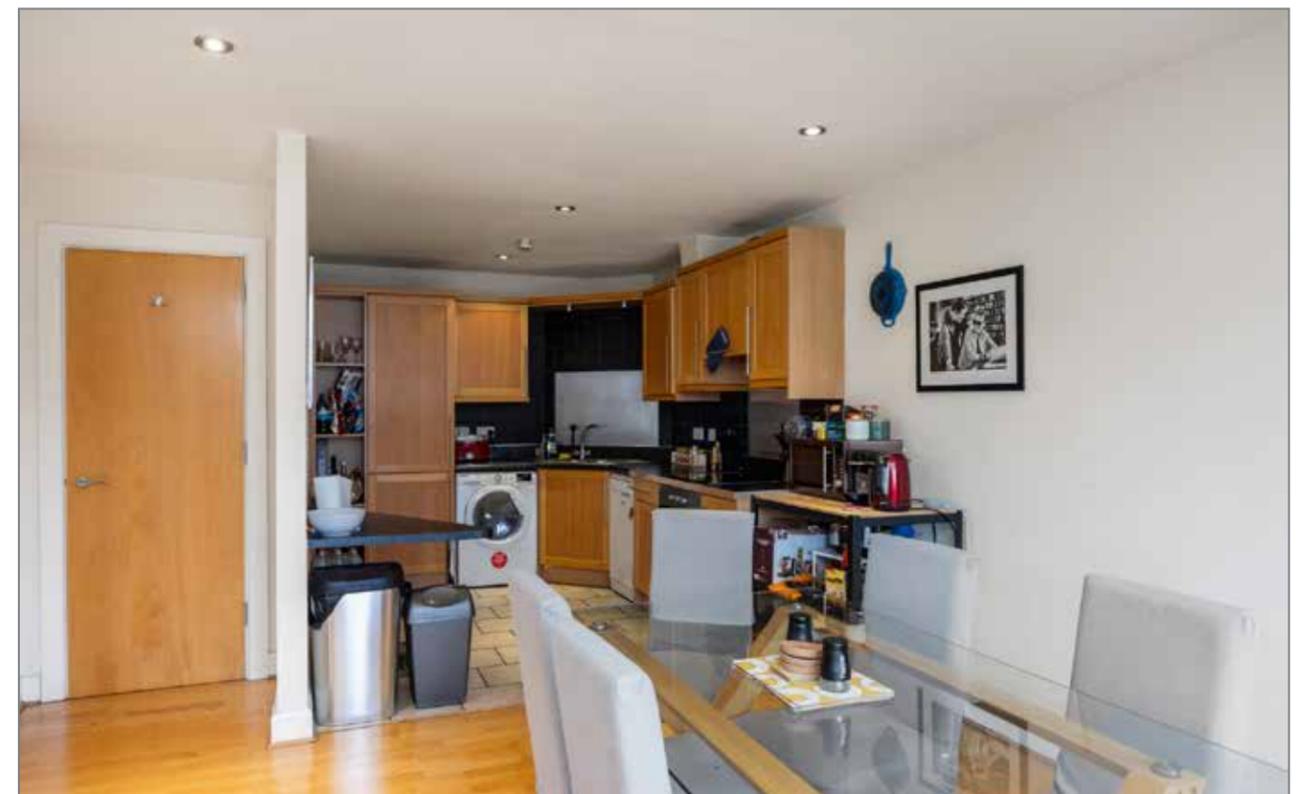
#### ENTRANCE HALL:

Solid wood front door to entrance hall, twin storage cupboard.

## KITCHEN/DINING/LIVING ROOM:

25' 4" x 23' 2" (7.72m x 7.06m)

Ceramic tiled floor, range of high and low level units, 1.5 bowl stainless steel sink unit, plumbed for washing machine and dishwasher, under bench electric oven, 4 ring ceramic hob, part tiled walls, low voltage recessed spotlighting.





**MAIN BEDROOM:**  
12' 2" x 10' 1" (3.70m x 3.07m)



**ENSUITE SHOWER ROOM:**

Ceramic tiled floor, low flush WC, pedestal wash hand basin, fully tiled corner shower cubicle, extractor fan



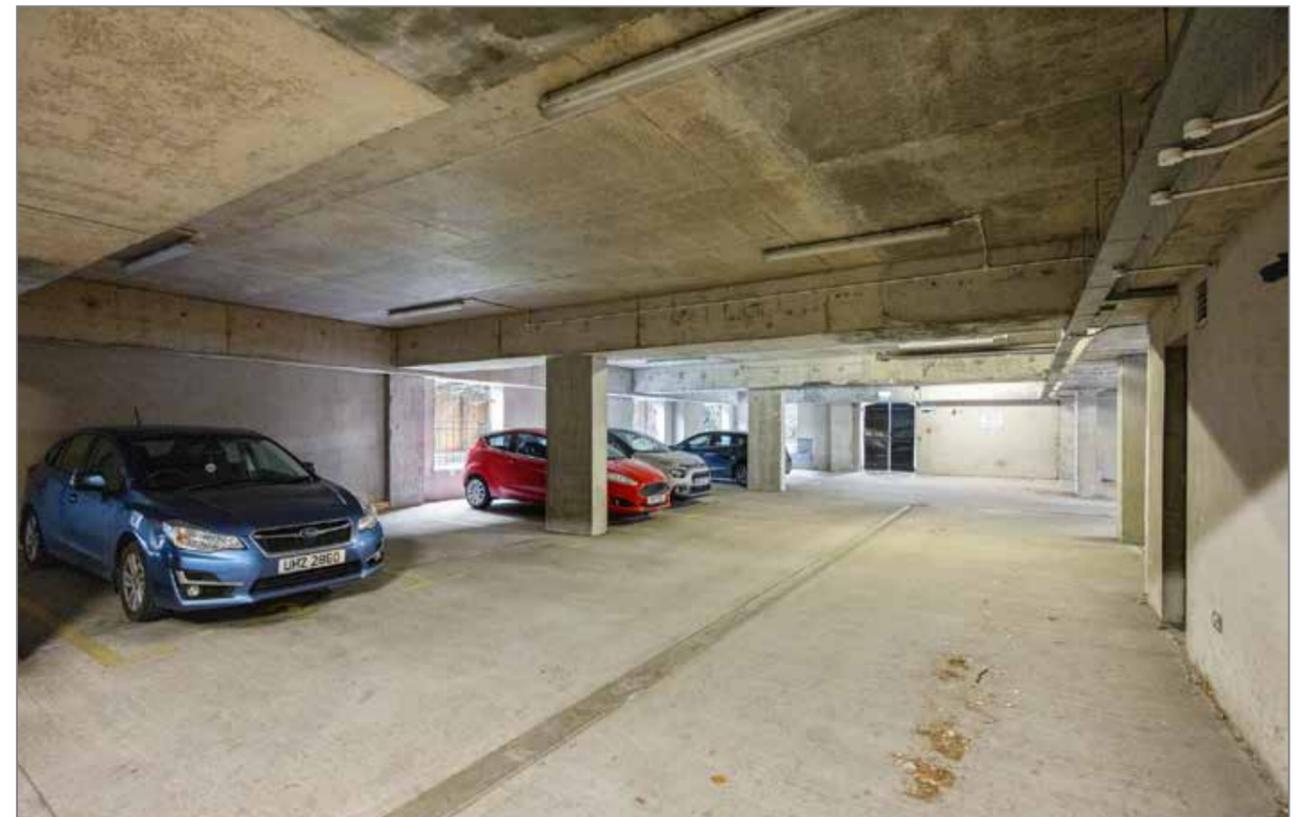
**BEDROOM (2):**  
10' 1" x 8' 1" (3.07m x 2.46m)



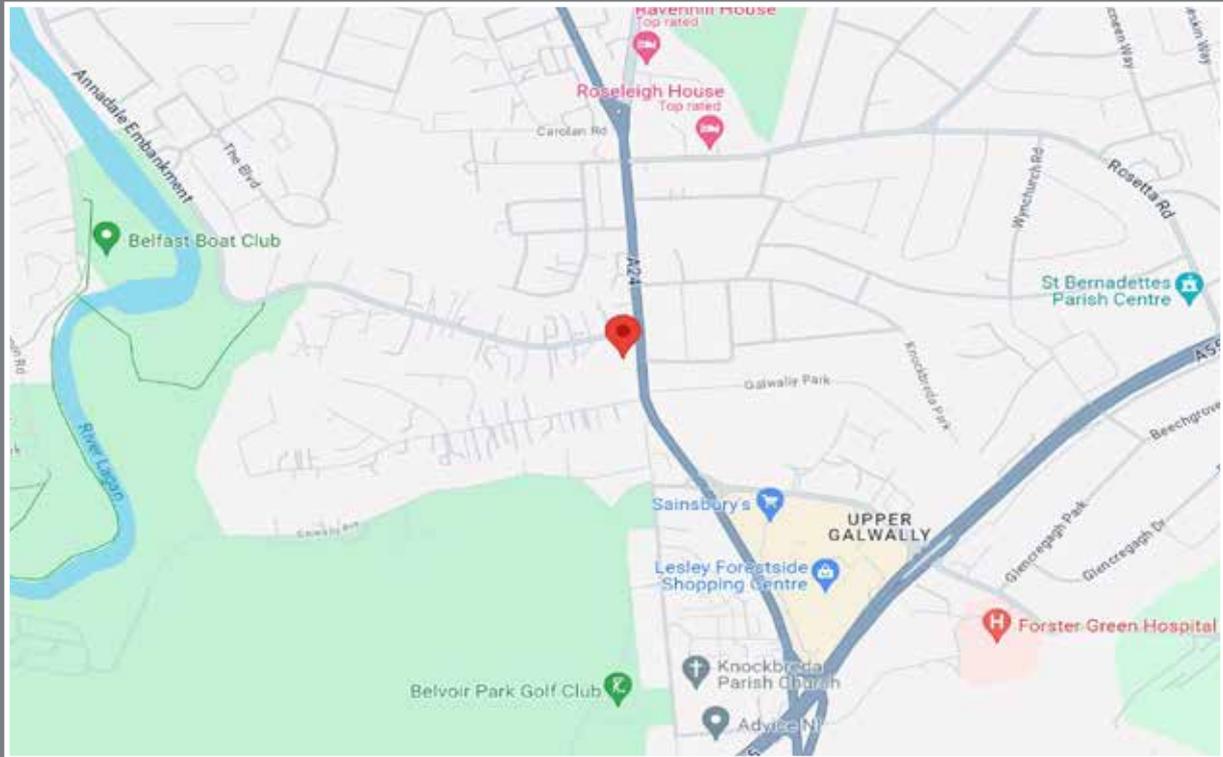
**BEDROOM (3):**  
10' 2" x 7' 11" (3.09m x 2.41m)



**BATHROOM:**  
Ceramic tiled floor, low flush WC, pedestal wash hand basin, bath with telephone hand shower, seperate fully tiled shower cubicle, low voltage spotlighting



# 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)

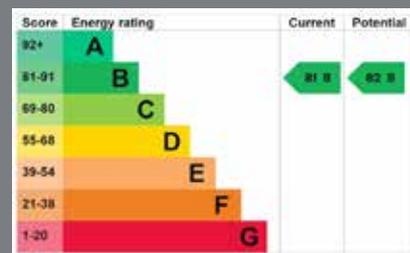


## Lettings Department

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: RL/C/24/SD



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