

simon**BRIEN**
RESIDENTIAL

Apartment 205 The Bakery,
Ormeau, BT7 3GA



Offers Around £225,000

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KEY FEATURES

- ***CASH OFFERS ONLY***
- Government Funding Approved for EWS1 Form Certification
- Well Presented Two Bedroom Second Floor Apartment Positioned on the Ormeau Road in South Belfast
- Spanning Circa 900 Square Feet
- Within Close Proximity to Belfast City Centre, Forestside Shopping Centre, Belfast Boat Club, the Ulster Hospital and the Ormeau Road
- Walking Distance to Ormeau Park, Ravenhill Rugby Ground and Belvoir Park Golf Club
- Close to Leading Local Schools and Belfast City Airport
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Further Excellent Built in Storage Throughout
- Separate Family Bathroom with Modern White Suite
- Open Plan Living Dining Room with Superb Outlook and Access to a Private Balcony
- Archway to Separate Kitchen with Ample Space for Casual Dining
- Bespoke Fitted Kitchen with Range of Units and Built in Appliances
- Allocated Ground Floor Secure Car Parking Space
- Lift Access and Stair Access to All Floors
- Gas Fired Central Heating and Double Glazing Throughout
- Access to Communal Gym Complex
- Management Fee Approx. £857 every 6 months
- 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-appointed two-bedroom second floor apartment ideally positioned on the Ormeau Road in South Belfast. This property represents a great opportunity to purchase a low maintenance apartment in a prime location with excellent internal comprises. The location offers ease of access for the city commuter and is within striking distance of the Ormeau Road, Stranmillis Village, Forestside Shopping Centre and Belvoir Park Golf Club. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: beautiful communal reception hallways, spacious hallway with built in storage, two well-appointed bedrooms, main bedroom with en-suite shower room, separate family bathroom with white suite and a living dining room open to a fitted kitchen with a range of units and storage.

The property further benefits from gas fired central heating, double glazing throughout, lift access to all floors, access to communal gym complex, private balcony with views across the Ormeau Road and an allocated secure car parking space to the ground floor accessed via electric gates.

With generously proportioned rooms providing 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.

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ACCOMMODATION

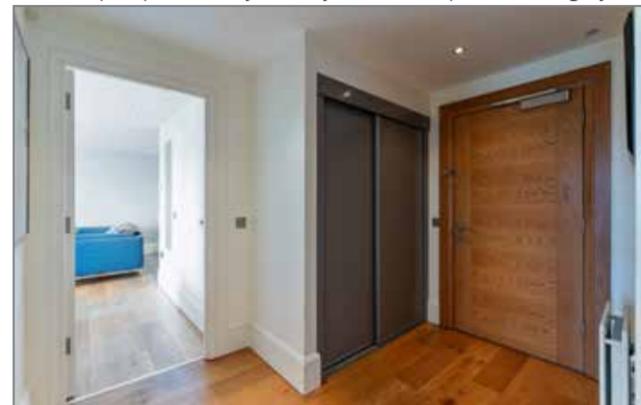
GROUND FLOOR

ENTRANCE:

Communal hallway with stairs and lift access to all floors

RECEPTION HALL:

Hardwood front door with peep hole into reception hall with built-in sliderobes and generous additional storage



FAMILY BATHROOM:

White suit comprising, wall hung WC with push button, pedestal wash hand basin with chrome mixer taps, tiled, panelled bath with chrome mixer taps and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail, low voltage recessed spotlighting and extractor fan



BEDROOM (1):

19' 0" x 9' 0" (5.79m x 2.74m)

Outlook to front across Ormeau Road and church buildings, built-in sliderobes and additional bedroom storage



ENSUITE BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap and glass sliding door, shower unit with glass sliding door, thermostatic control valve and telephone attachment, low voltage recessed spotlighting, extractor fan, chrome heated towel rail



BEDROOM (2):
14' 0" x 12' 3" (4.27m x 3.73m)

Outlook to front, built-in sliderobes



LOUNGE:

15' 6" x 12' 0" (4.72m x 3.66m)

Laminate effect wooden flooring, low voltage recessed spotlighting, uPVC doubled glazed sliding door to balcony, patio balcony with metal surround and glass panels, Southerly aspect with outlook onto Ormeau Road and church buildings. Additional built-in storage cupboard with access to gas boiler



KITCHEN/DINER:

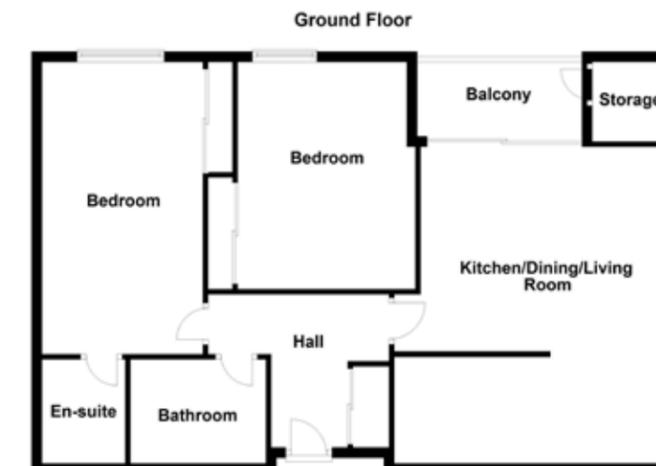
17' 3" x 8' 4" (5.26m x 2.54m)

Bespoke fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built-in high level microwave, built-in fridge freezer, larder storage, built-in dishwasher and washing machine, built-in 5 ring gas hob with extractor fan and oven and grill, low voltage recessed spotlighting, tiled floor, additional storage area, ample space for casual dining

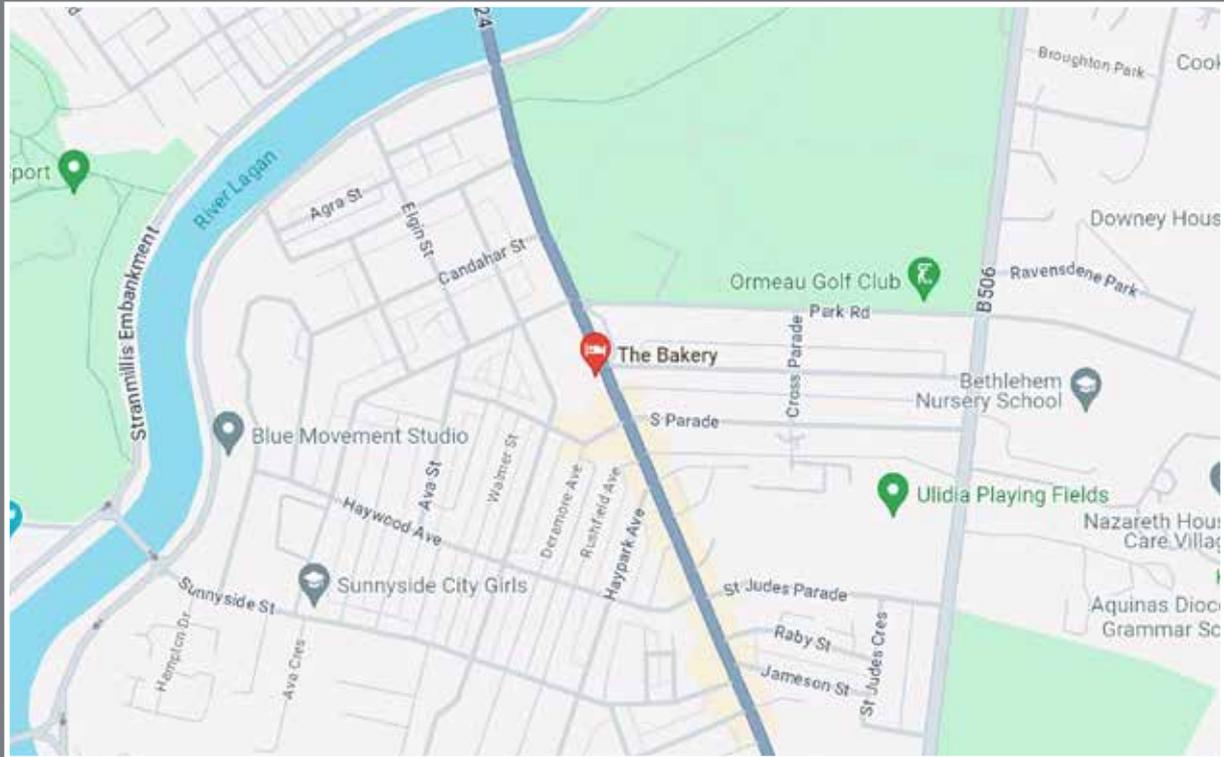


OUTSIDE

Allocated car parking space, access via electric fob



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

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REF: RMcK/D/24/SD



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