
31 The Hull Building

35 Annadale Crescent, Belfast

BT7 3NE

Offers Over £205,000

- MODERN 4TH (TOP) FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT
 - DOUBLE ASPECT, SOUTH & WEST FACING GENEROUS LOUNGE OPEN PLAN TO DINING AREA
 - OPEN PLAN FITTED KITCHEN WITH BUILT IN APPLIANCES WITH RIVER VIEWS
 - 2 BEDROOMS INCLUDING ONE WITH ENSUITE BATHROOM
 - SHOWER ROOM WITH WHITE SUITE
 - GAS CENTRAL HEATING/UPVC DOUBLE GLAZED WINDOWS
 - BALCONY SITTING AREA WITH SUPERB UNINTERRUPTED VIEWS OF RIVER LAGAN AND BEYOND
 - SECURE ALLOCATED CAR PARKING SPACE
 - CONVENIENT TO MANY AMENITIES INCLUDING CAFES, CYCLE PATHS, FORESTSIDE SHOPPING COMPLEX
 - IDEAL FOR INVESTORS AND OWNER OCCUPIERS/CONVENIENT TO LEADING SCHOOLS
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PROPERTY COMPRISES

This exceptionally well presented 4th floor apartment is ideally located in a prime location within this popular modern development.

The property is beautifully presented by the current owner and offers bright and spacious accommodation which includes a large hallway with cloaks cupboard, generous lounge which is open plan to the dining area and modern kitchen.

In addition, there are two double bedrooms thoughtfully designed with built in wardrobes and including the master with ensuite bathroom along with a separate shower room.

The property benefits from a private, allocated car parking space along with a delightful balcony sitting area which offers superb, uninterrupted views over the River Lagan.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club, public transport and easy access to Ormeau Road, this property is ideal for both owner occupiers and investors and can only be fully appreciated on internal inspection.

PROPERTY DETAILS AND DIMENSIONS

Secure communal entrance leading to communal entrance hall, stairs and lift to..

4TH FLOOR Communal landing, front door to..

ENTRANCE HALL Wood flooring, 2 storage cupboards, one with gas fired boiler

LOUNGE OPEN PLAN TO DINING AREA 20' 7" x 13' 9" (6.27m x 4.19m) Wood flooring, glazed corner window and patio door leading to delightful balcony sitting area with superb views, open plan to..

KITCHEN 9' 8" x 7' 4" (2.95m x 2.24m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, Belling 4 ring hob with tiled splash back and Indesit electric oven under, plumbed for washing machine, integrated fridge and freezer, wood flooring

BEDROOM 17' 4" x 10' 10" (5.28m x 3.3m) (@ widest points) Built in mirror fronted robes

ENSUITE BATHROOM White suite comprising panelled bath with splash tiling, mixer tap and overhead shower attachment, half pedestal wash hand basin with splash tiling, low flush wc, tiled floor, storage cupboard

BEDROOM 17' 2" x 9' 1" (5.23m x 2.77m) Wood flooring, built in robes and storage

SHOWER ROOM White suite comprising panelled double shower cubicle with Triton shower, low flush wc, half pedestal wash hand basin with splash tiling, tiled floor, extractor fan

OUTSIDE Well maintained communal grounds. Secure allocated covered car parking space and additional visitor parking