

**APT 340 THE BAKERY,
311 ORMEAU ROAD
BELFAST,
BT7 3GA**



- **Two Bedroom Duplex Penthouse Apartment**
- **South Facing Balcony**
- **Open Plan Living Space**
- **Communal Gym and Secure Parking**
- **Double Glazed Windows and Gas Central Heating**
- **Master with En-Suite**
- **Superb City Location for a Wide Range of Buyers**
- **Chain Free**

Offers Over: £275,000

An immaculate duplex penthouse apartment in the ever-popular Bakery development. Located in the heart of Ormeau, ideally positioned moments away from Ormeau Park, leading schools, shopping and well connected by public transport links. This fantastic apartment is offered to the sales market, chain free.

Offering bright, contemporary accommodation arranged over two levels. On the third floor, a double bedroom with en-suite. Upstairs, a bright and spacious open-plan living space and kitchen with sliding doors opening out to private balcony with incredible city views. The apartment is completed by a large master bedroom with en-suite. Residents enjoy access to a well-equipped communal gym, lift and secure garaging.

Early viewing is highly recommended.

Fourth Floor

OPEN-PLAN LIVING KITCHEN 24' 11" x 18' 0" **(7.59m x 5.49m)**

Fully equipped kitchen with integrated oven, fridge, freezer, laminate work-surfaces, four ring gas hob with stainless steel cooker hood. Tiled flooring and splashback tiling. Open plan to lounge with wood effect flooring, recessed lighting and sliding doors to balcony.

BALCONY 10' 0" x 9' 09" (3.05m x 2.97m)

MASTER BEDROOM: 15' 11" x 12' 11" (4.85m x 3.94m)

Carpeted, built-in wardrobes, recessed lighting and good natural lighting.

EN-SUITE SHOWER ROOM:

Three piece suite with double shower tray with glass panel, W/C, wash hand basin. Fully tiled, recessed lighting and extractor fan.



Third Floor

HALLWAY:

Entrance.

BEDROOM (1): 14' 0" x 8' 09" (4.27m x 2.67m)

Carpeted, built-in wardrobes, recessed lighting, good natural lighting.

BATHROOM:

Three piece suite with shower, W/C and wash hand basin. Fully tiled, recessed lighting and extractor fan.



COMMUNAL:

Secure car-parking accessed via electronic gates, residents lift and fully-equipped gym.





LOCATION:

Situated on the Ormeau Road opposite North Parade. Turn off Ormeau Road on to Ava Avenue then left on to Burmah Street for access to garaging.

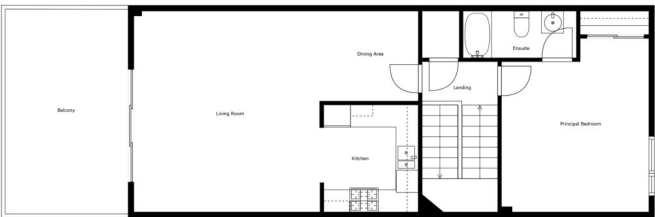
OTHER INFO:

Rates: £1,546.66/ per annum

Service Charge: £1670/per annum

Ground Rent £100/per annum

Sinking Fund £140/per annum



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

