



Hampton ESTATES

028 9064 2888
www.hamptonestates.co.uk

Flat 1, 97 South Parade
Ormeau Road
Belfast, BT7 2GN

Offers Around
£175,000



- Extensively Refurbished Ground Floor Apartment
- 2 Double Bedrooms
- Beautiful Living Area with Bay Window to Front
- Newly Fitted Kitchen with Integrated Appliances
- Stunning, Newly Fitted Shower Room
- Gas Heating & Double Glazing
- Communal Space to Front & Communal Rear Yard

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| EU Directive 2002/91/EC | | |



Description

Rarely does a property of this finish and standard come available in the extremely desirable South Parade location, this is a property we are very excited to offer for sale.

The property, a ground floor apartment, has undergone extensive refurbishment and now sits ready for a new owner to enjoy. Some of the works include a new damp proof course installed, wiring upgrades, replastering, redecoration, new kitchen, new bathroom, new carpets, reconfiguration of the living / kitchen area and features such as the ceiling cornice and ceiling roses reinstated. This is a property that has been thoroughly yet sympathetically refurbished, with thought and attention to detail, taking into account the character and period of these stunning townhouses. The property further benefits from double glazing, gas heating and enclosed rear communal yard.



The leafy avenue of South Parade is located between the Ormeau Road and Ravenhill Road and continues to be one of South Belfast's / BT7's most desirable locations. Offering easy access and transport links to Belfast City Centre, Forestside Shopping Centre, numerous boutique style shops and bistros along with some of Belfast's most highly regarded schools, parks and leisure facilities. The property will appeal a lot of potential buyers from young professionals looking a trendy apartment in this ultra-desirable BT7 location to downsizers who need easy maintenance and convenience.



We expect a high level of interest in this property so do call us now to register your interest.

Ground Floor

COMMUNAL ENTRANCE HALL:

Communal Entrance Door with Buzzer Entry System, Beautiful Feature Tiled Floor, Recently Decorated Walls, Ceilings and Woodwork

ENTRANCE HALL:

Newly Laid Grey Carpet, Recently Redecorated Walls, Ceiling and Woodwork, Radiator, Storage Cupboard

LIVING ROOM:

5.1m x 4.3m (16' 9" x 14' 1")

uPVC Double Glazed Bay Window to Front, Solid Wooden Floor, Feature Reinstated Ceiling Coving and Ceiling Rose, Radiator, Recently redecorated Walls, Ceiling and Woodwork, Opening into:

KITCHEN:

3.8m x 2.6m (12' 6" x 8' 6")

uPVC Double Glazed Window to Side, Door to Rear Yard, Newly Fitted Modern Kitchen with Wooden Effect Worktops, Integrated Dishwasher, Integrated Electric Oven and 4 Ring Hob, Sink with Antique Style Mixer Tap, Feature Gold Coloured Splashback, Space for Washing Machine (Not Plumbed), Radiator, Tiled Floor, Recently Redecorated Walls, Ceiling and Woodwork

SHOWER ROOM:

3.7m x 1.9m (12' 2" x 6' 3")

Beautiful Black and White Tiled Floor with Matching Feature Wall, Radiator, Recessed Spotlights, Extractor Fan, Newly Installed Classin White Bathroom Suite comprising Low Flush WC, Pedestal Wash Hand Basin, 1 1/2 Shower Cubicle with both Hand Held Shower and Over-Sized Rain Style Shower Head, Recently Redecorated Walls, Ceiling and Woodwork





BEDROOM (2):

3.8m x 2.5m (12' 6" x 8' 2")

(AWP), uPVC Double Glazed Window to Side, Newly Laid Grey Carpet, Radiator, Recently Redecorated Walls, Ceiling and Woodwork

BEDROOM (1):

4.5m x 3.4m (14' 9" x 11' 2")

2x uPVC Double Glazed Windows to Side, Newly Laid Grey Carpet, Radiator, Recently Redecorated Walls, Ceiling and Woodwork

Outside

Enclosed Rear Communal Yard



Additional Images



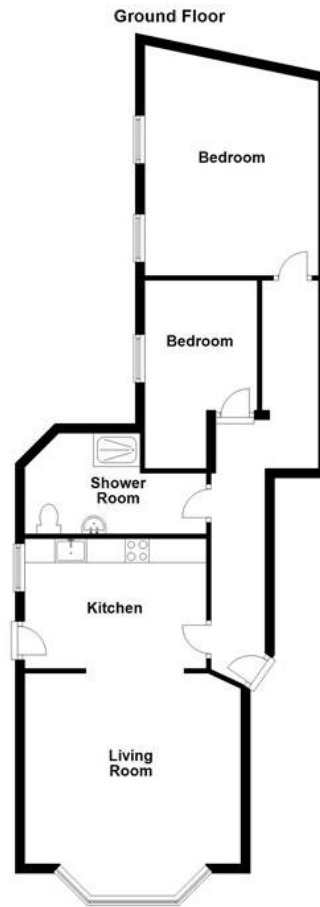


Hampton
ESTATES

Telephone:
028 9064 2888

Email:
info@hamptonestates.co.uk

www.hamptonestates.co.uk



This plan is for illustrative purposes only, and should not be relied upon.
Plan produced using PlanUp.

Apt1 97 South Parade, Belfast



TheMortgageClinic
INDEPENDENT MORTGAGE ADVICE

Call us today to speak to our
Independent Financial Adviser
from The Mortgage Clinic...

"Mortgage and Insurance Specialists"

Call us on **028 9064 2888**

www.hamptonestates.co.uk

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Brochure powered by PropertyPal.com



Note: These particulars are given on the understanding that they will not be constructed as part of a contract, conveyance or lease, whilst every care in compiling the information, we can give no guarantee as to the accuracy thereof and enquiries are recommended to satisfy themselves regarding the particulars.