

AGREED



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS



Apt 28, 6 Annadale Square | Belfast, BT7 3LT
OFFERS AROUND £149,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £149,950
Second Floor Apartment
2 Bedrooms
1 Reception



Property Features

- Well Presented Apartment
- Balcony with Excellent Elevated Views Across Stranmillis
- Two Double Bedrooms with Master Incorporating En Suite Shower Room
- Large Modern Fully Fitted Kitchen Open to Ample Living and Dining Area
- Shower Room with White Suite
- Gas Fired Central Heating
- Storage into Roofspace
- Resident Car Parking via Electric Gates
- Ideally Located Off Annadale Avenue Close to Stranmillis and Ormeau Road
- Excellent Convenience to Local Shops, Restaurants and Belfast City Centre
- Stranmillis College, Queen's University and Lagan Tow Path all Close at Hand

Accommodation

Second Floor

Outside

Reception Hall

Kitchen / Living / Dining Area

26'8" x 11'8"

Bedroom One with EnSuite

13'7" x 9'8"

Bedroom Two

9'7" x 8'2"

Bathroom

Balcony to get Afternoon & Evening Sunshine

Private Residents' Parking with Electric Gates

For more information and photographs regarding the accommodation in this property, please visit:

johnminnis.co.uk



This superb second floor apartment offers fantastic elevated views across Stranmillis. As one of South Belfast's most desirable areas, this prime location offers excellent convenience to Belfast city centre, Stranmillis village and Queen's University. Local shops, boutiques, cafes and restaurants are located along Annadale Avenue and the Ormeau Road is within easy walking distance. This home would be ideally suited to a wide range of purchaser including first time buyer, professional couple or investor.

Well maintained throughout the accommodation is both bright and spacious. Of particular note is the excellent open plan kitchen/ living/ dining area opening to outside balcony with mature outlook.

Additionally the apartment has secure residents parking via electric gates and gas fired central heating. With so many quality attributes, we feel confident that demand will be strong and therefore urge your earliest internal appraisal.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, solicitor and agent(s) herein have not been involved and no guarantee is given to their representation or efficiency can be given.
Made with NetScaper 12.0.2

Directions

Travelling along the Ormeau Road, from Forestside city bound, turn left into Annadale Avenue\Annadale Embankment. Follow the embankment down the hill and past Warrington Square. Turn right into Annadale Drive. Follow the road round to the right and turn left into Annadale Green. Turn into Annadale Mews to the left hand side and the apartment block is located on your right hand side.



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



JOHNMINNIS RENTALS

Our rentals division deal with all aspects of property rental, including full property management and corporate listings.

Awards & Recognition

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		81
(81 - 91) B		
(69 - 80) C	78	
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Join Our Mailing List

Keep up to date with the latest news and property listings. Contact us or join our mailing list.



THE SUNDAY TIMES
THE IRISH TIMES

John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither John Minnis, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS