



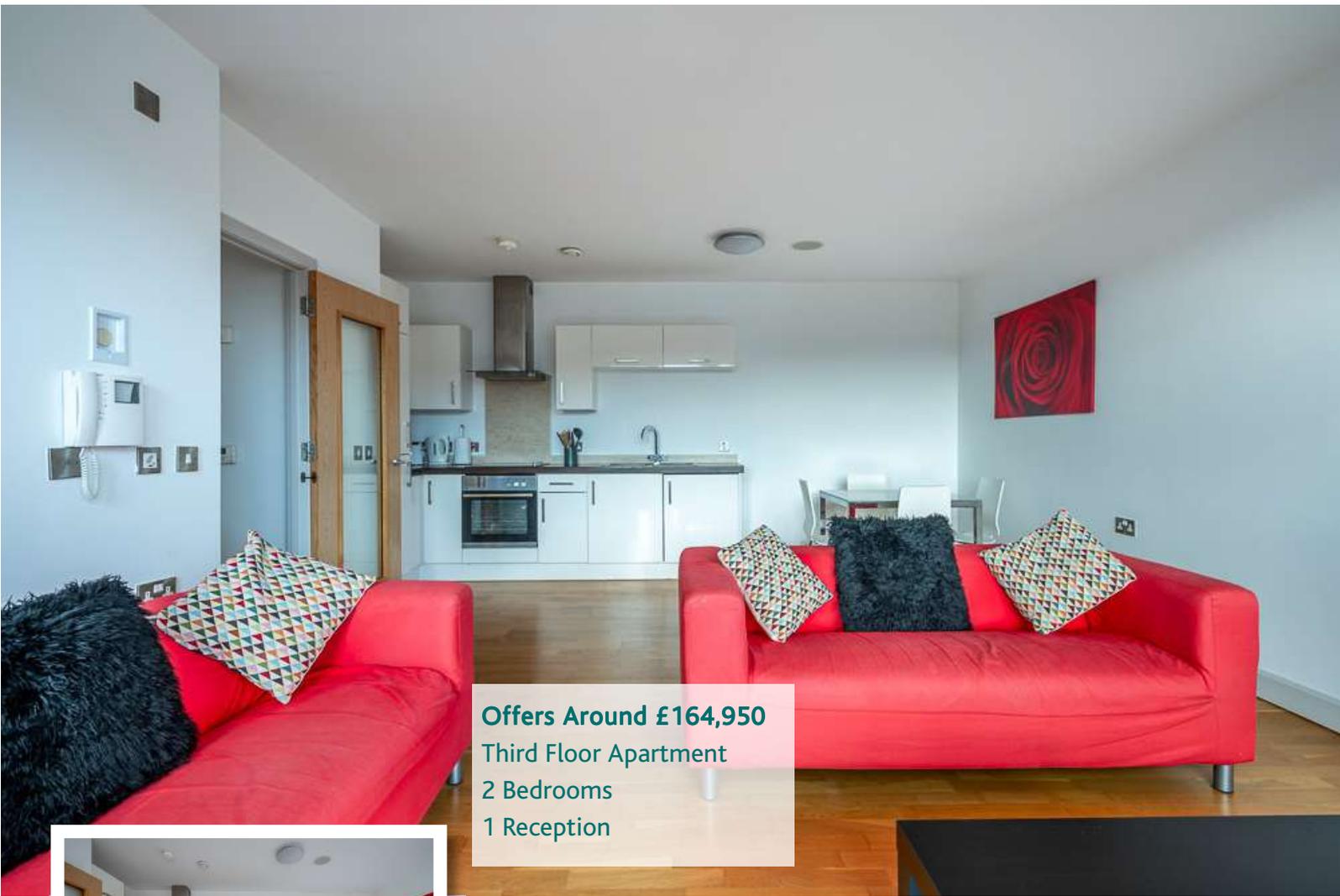
JOHNMINNIS

ESTATE AGENTS &
LETTING SPECIALISTS

Apt 32 The Stern Building | Belfast, BT7 3NF
OFFERS AROUND £164,950

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





Offers Around £164,950
Third Floor Apartment
2 Bedrooms
1 Reception



Property Features

- Well Presented Third Floor Apartment Located Just off Annadale Embankment in South Belfast
- Ideally Located Off Annadale Crescent Close to the Bustling Stranmillis and Ormeau Roads
- Excellent Convenience to Local Shops, Restaurants and Belfast City Centre
- Stranmillis College, Queen's University and Lagan Tow Path all Close at Hand
- Lift Access to All Floors
- Two Bedrooms
- Shower Room with white suite
- Modern Fitted Kitchen Open to Living / Dining Area
- Private Balcony
- Secure Private Allocated Underground Parking and Additional Communal Parking
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Management Fee Approx £179 per month
- Early Viewing Highly Recommended

Accommodation

Ground Floor

Communal Entrance Hall

Third Floor

Entrance Hall

Shower Room

Kitchen / Dining / Living Space
19'4" x 16'10"

Balcony

Bedroom One
15' x 8'4"

Bedroom Two
11'3" x 6'1"

Outside

Underground
Allocated Car
Parking Space

Additional
Communal Parking

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk



This well presented two bedroom third floor apartment is ideally situated within walking distance to Stranmillis Village with its excellent range of shops and cafes. The location also provides ease of access for the daily commuter to George Best Belfast City Airport, Queens University Belfast, Belfast City Hospital and Belfast City Centre.

In short the property comprises of: hallway, two bedrooms, shower room with white suite and an open plan kitchen/living/dining space. The property further benefits from lift access to all floors, gas fired central heating, UPVC double glazing throughout, a private balcony and allocated private underground parking.

This property is likely to appeal to a wide range of purchasers. We therefore encourage your earliest internal inspection.

GROUND FLOOR



We have every attempt been made to ensure the accuracy of the description contained herein, measurement of ground, sub-ground, rooms and any other parts and appearance and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See drawings.

Directions

Coming along Annadale Embankment towards Stranmillis, turn right on to Annadale Crescent, The Stern Building is located on the right hand side.



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



Viewing

By appointment through agent.

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