



Apt 4, 41 Adelaide Park  
Belfast  
BT9 6FY

LONGSTAND



Asking Price:  
£249,950



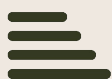
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EPC:  
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Adelaide Park, developed in the late 19th century with a blend of Victorian and Edwardian styles, to this day remains one of Belfast's premier addresses and conservation areas. No. 41, a red-brick mid-terrace, was originally built in the 1890s as a single dwelling and is presently configured as six individual residences.

Apartment 4 is a middle floor, two bedroom apartment presented in walk-in condition that seamlessly blends contemporary feel with period charm. The recently renovated, open-plan living/kitchen/dining space is both bright and spacious with bay window, 2.5m ceiling heights and kitchen with solid wood worktop. The two bedrooms both easily fit double beds and desks to allow for hybrid working. The large shower room is contemporary with electric shower, vanity unit and illuminated mirror.

This is an incredibly rare opportunity to purchase an apartment in both a beautiful setting and an amazing location.

The location of the property cannot be overstated, with Adelaide Park situated in-between the vibrant Malone and Lisburn Road. QUB is within a 20 minute walk and access to the city centre is convenient by both bus and train from Adelaide Avenue.

### Living/Kitchen/Dining

19'1" x 15'5" into bay

Bright, open-plan space with 2.5m ceiling heights, timber effect flooring, intercom and period features to include bay window. The contemporary kitchen with solid wood worktops is fully integrated to include fridge freezer, dishwasher, washing machine and oven with four ring hob.

### Hallway

12'1" x 5'3"

Timber effect flooring.

### Bedroom 1

13'0" x 10'7"

Double bedroom with 2.5m ceiling heights and carpeted flooring.

### Bedroom 2

10'7" x 9'3"

Double bedroom with carpeted flooring.

### Shower Room

12'0" x 5'0"

Modern suite with tiled flooring, enclosed shower cubicle with electric shower, vanity unit, illuminated mirror, WC and hot-press with shelving.

### Resident Spaces

As a resident at 41 Adelaide Park, the period features of the building are immediately apparent on the front pathway towards the building. Upon entering, original stain glass windows have been retained to complement the recent renovations the building has undergone. A resident garden is located to the front with ample room to soak up the sun in peace and tranquility. The management charge for the property is c.£1,250 per annum.









## DIRECTIONS

Approaching from the city centre along the Malone Road, Adelaide Park is located on the right hand side, shortly after the Malone Road petrol station. No. 41 is located on the right hand side of the road.

## CONTACT

E: [reid@longstandproperty.com](mailto:reid@longstandproperty.com)

T: +447546779667

[longstandproperty.com](http://longstandproperty.com)

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