

RODGERS & BROWNE



Apt 129 The Bakery
311 Ormeau Road, Belfast, BT7 3GA

offers over £295,000

Extending to c.1,450 Sqft
Two Secure Covered Car parking
Spaces Included



THE
BAKERY

The Owner's Perspective...

"Living within the Bakery offers us luxury living and lots of space, enabling us to enjoy all the benefits of city life without compromise. Since moving to our brand new apartment 5 years ago the Ormeau Road has developed into a truly cosmopolitan area with lots of eateries, pubs and locally-owned shops. Having everything on our doorstep ties in perfectly with a busy lifestyle and it enables us to maximise the use of our free time. A strong sense of community amongst residents and makes for a peaceful, friendly environment, where everyone respects one another and their right to enjoy their own living space.

Communal areas are maintained to a standard commensurate with such a prestigious building, whilst if any issues do arise, they are attended to swiftly by the concierge. The car parking facility provides peace of mind and is also a good way to avoid inclement weather when leaving for work in those frosty winter mornings."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414



Communal Hallway



Glazed Link



Entrance door

THE FACTS YOU NEED TO KNOW...

Stunning first floor apartment within the exceptionally well finished Ormeau Bakery

One of the largest apartments within the Bakery extending to c.1,450 sq ft

Large living room opening to dining area

Luxury fitted kitchen with integrated appliances

Contemporary bathroom

Two spacious bedrooms, master with fully fitted dressing room and ensuite shower room

Small patio area off the master bedroom

Superb lock and leave appeal with additional benefit of having two secure covered car parking spaces, rare in a city centre apartment

Dramatic communal central courtyard gardens, designed by Diarmuid Gavin

Centrally located to Ormeau Village which boasts an array of shops, restaurants and bars to suit all

Direct access to Belfast City Centre

Superb rental opportunity for an investor

Access to the Penthouse Gym with roof terrace for the sole use by residents



Living room



Dining area



Spacious entrance hall



Luxury fitted kitchen

The Property Comprises...

GROUND FLOOR

Period panelled door to a beautiful panelled communal hallway with access to the lift and the private car park.

First Floor

APARTMENT 129

Solid oak door to:

SPACIOUS ENTRANCE HALL

Oak flooring, cloak room.

LIVING ROOM OPENING TO DINING AREA

29' 8" x 15' 4" (9.04m x 4.67m)

Solid oak wooden floor.

LUXURY FITTED KITCHEN

9' 10" x 8' 9" (3m x 2.67m)

Range of high and low level high gloss white units with laminate worktop, five ring gas hob with stainless steel extractor above, under oven, integrated fridge freezer, dishwasher, microwave oven and washer dryer, ceramic tiled floor, part tiled walls, one and a half stainless steel sink unit with mixer taps.



Master bedroom

MASTER BEDROOM

22’ 9” x 18’ 1” (at widest points) (6.93m x 5.51m)
Built in wardrobes. Sliding patio doors to patio area.

DRESSING ROOM

7’ 10” x 7’ 2” (2.39m x 2.18m)
Extensive range of built in wardrobes and vanity unit.

ENSUITE SHOWER ROOM

8’ 9” x 7’ 2” (2.67m x 2.18m)
Large double shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, chrome heated towel rail. Low voltage lighting.

BATHROOM

9’ 11” x 6’ 9” (3.02m x 2.06m)
Panelled bath with mixer taps, pedestal wash hand basin, wall mounted sink with mixer taps, ceramic tiled floor, fully tiled walls, large inset mirror, chrome heated towel rail, low voltage lighting.

BEDROOM (2)

23’ 5” x 11’ 9” (at widest points) (7.14m x 3.58m)
Plus extensive range of built in wardrobes.



Master bedroom



Ensuite shower room



Bathroom



Bedroom 2



Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no ‘pass’ or ‘fail’ level.

An EPC currently has a ‘life’ of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site roddersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		83
C 69-80	80	
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Least energy efficient - higher running costs		

TENURE

Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £1,548.96.

MANAGEMENT CHARGES

£1,250 PER ANNUM

VIEWING

By appointment with **RODDERS & BROWNE**.

Location

Travelling out of Belfast on the Ormeau Road pass the entrance to Ormeau Park and The Bakery will be located on your right.



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028 9042 1414

**Sales
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**RODGERS
&
BROWNE**

76 High Street,
Holywood, BT18 9AE
T (028) 9042 1414
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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