


Apartment 7 South Studios, Tates Avenue, Belfast, BT9

Asking Price: £154,950

 **Reeds Rains**

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Asking Price: £154,950 To be advised

EPC Rating: C

Viewing By Appointment

DESCRIPTION

This spacious two-bedroom apartment is located on the first floor of the South Studios Development in South Belfast. Located at the top end of Tates Ave, the location boasts only a five minute walk to the wide range of shops, cafes, and restaurants that run along the Lisburn Road. Belfast City Centre and Belfast City Hospital are both within a 15-20 minute walk away, making this a highly convenient location for city living.

The property comprises a generous open plan living and dining area with French doors leading to a Juliet balcony overlooking the communal courtyard and the modern kitchen is well fitted with a good range of units and integrated appliances.

There are two double bedrooms, including a master with ensuite shower room and access to its own Juliet balcony. There is also a well appointed main bathroom suite.

Additionally, the apartment is well positioned to the rear of the building away from the main road, providing a very quiet and peaceful living space.

This would be the perfect first time buy or investment, and we would recommend early viewing.

FIRST FLOOR

Entrance Hall

The entrance hall provides a large storage cupboard.

Living & Dining Room

24' x 12'1" (7.32m x 3.68m)

A beautiful living and dining space with newly fitted carpet and French doors leading to a Juliet balcony which overlooks the courtyard. The kitchen can be found off the dining room.

Kitchen

9'7" x 7' (2.92m x 2.13m)

A modern kitchen with a four ring gas hob and oven, extractor hood, wash hand basin with mixer tap and a good range of high and low level units. The kitchen has been plumbed for a washing machine and dishwasher, and has plenty of space for the fridge freezer.

Bedroom One

12'4" x 11'1" (3.76m x 3.38m)

An excellent double bedroom with newly fitted carpet, and French doors to another Juliet balcony. There is also an ensuite shower room.

Ensuite Shower Room

6'11" x 5' (2.1m x 1.52m)

A beautifully presented ensuite shower room to include a shower cubicle with overhead shower unit, a wash hand basin with mixer tap and a low flush wc.

Bedroom Two

11'11" x 9'2" (3.63m x 2.8m)

An excellent double bedroom with newly fitted carpet.

Bathroom

8'10" x 6'7" (2.7m x 2m)

The main bathroom has a three piece suite to include a low flush wc and pedestal, large bath with overhead shower unit.

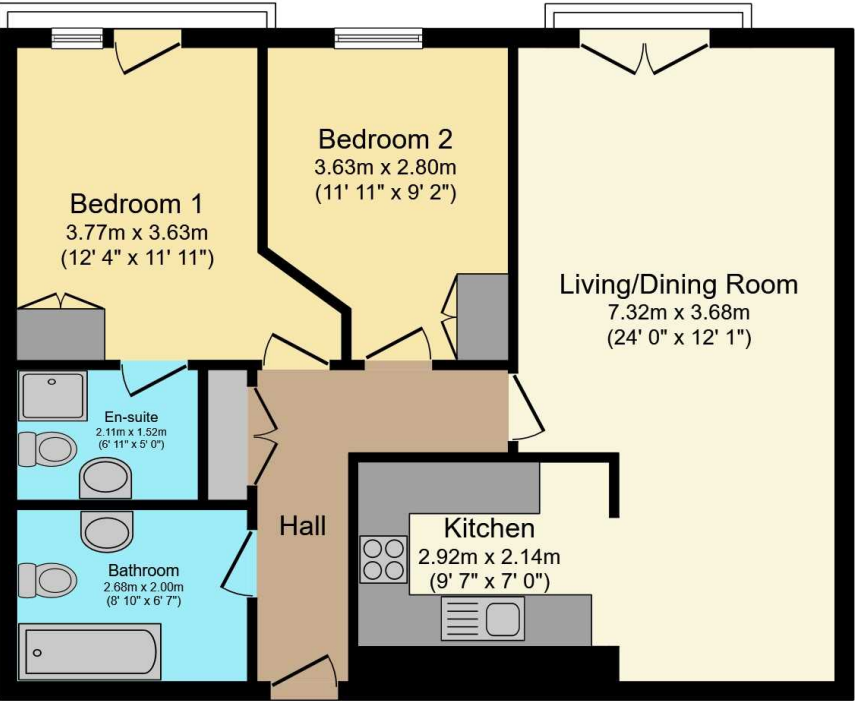
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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Total floor area 69.7 sq.m. (750 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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