



An outstanding, modern apartment on the second floor of this exciting and sought after apartment complex. Conveniently situated approximately is a short stroll from Belfast city centre, the complex is located on the Ormeau Road and benefits from the increasingly popular cafes and restaurants in the area.

This delightful apartment offers a bright, well-presented layout incorporating a spacious living room and dining area, superb modern fitted kitchen with extensive range of built-in units and integrated appliances, two well-proportioned bedrooms, the principle bedroom with an excellent ensuite shower room, and a deluxe main bathroom. Of note is the sliding patio door from the living area on to a private terrace, overlooking the communal courtyard garden.

In addition, the property benefits from uPVC double glazed windows, gas fired central heating, secure parking space, and lift access to all floors.

Offers Over
£235,000

Apt 2.01 Portland 88,
55 Ormeau Road,
Belfast,
BT7 1FD

Viewing by
appointment
through agent
028 9066 3030

- Magnificent Second Floor Apartment in Superb Apartment Complex
- Outstanding Communal Areas & Communal Courtyard Garden
- Spacious Living Room with Dining Area
- Patio doors to Private Terrace Overlooking the Courtyard Garden
- Superb Modern Kitchen Area with Range of Integrated Appliances
- Two Double Bedrooms, Principle with Ensuite Shower Room
- Deluxe Main Bathroom
- High Finish Throughout
- Close to a Wide Range of Amenities, including short stroll to Belfast City Centre
- Secure and Allocated Car Parking Space

The Property Comprises:

Ground Floor

Secure entrance doors to:

COMMUNAL AREA: Access to car park. Stairs and lift to:

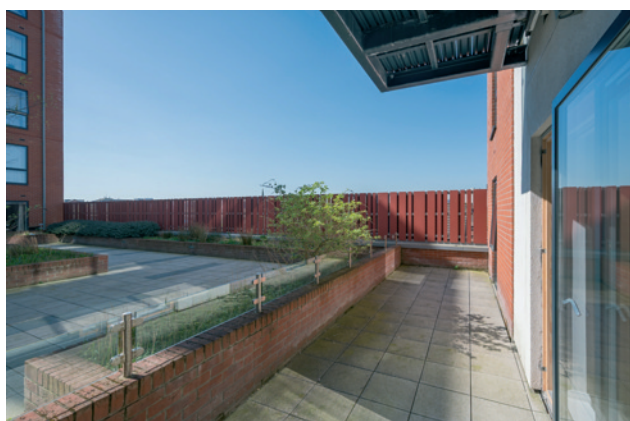
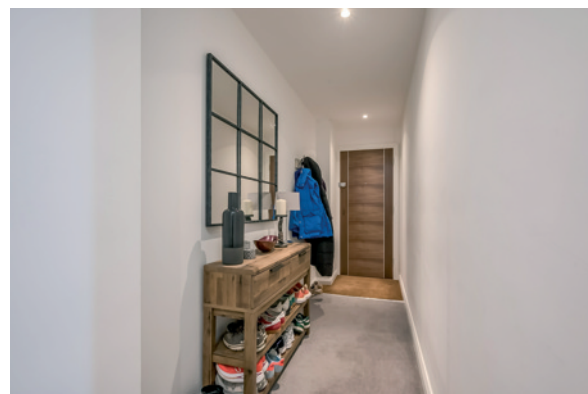
Second Floor

Solid front door to:

ENTRANCE HALL: Large storage/utility cupboard, plumbed for washing machine.

KITCHEN/LIVING/DINING: Contemporary fitted kitchen with extensive range of high and low level units, four ring electric hob, extractor fan, electric oven, integrated microwave, integrated fridge/freezer. Stainless steel sink unit, work surfaces and splashback. Open plan to:

DINING/LIVING AREA: Sliding patio door to private terrace overlooking communal courtyard garden area.



PRINCIPAL BEDROOM: Mirror fronted sliding robes.

Door to:

LUXURY ENSUITE: Wet room style, shower with dual drencher shower, low flush wc, wash hand basin, ceramic tiled floor, fully tiled walls. Extractor fan.

BEDROOM (2): Mirror fronted sliding robes.

LUXURY BATHROOM: Modern white bathroom suite comprising tiled panelled bath with shower over, low flush wc, wash hand basin, ceramic tiled floor, fully tiled walls, extractor fan.

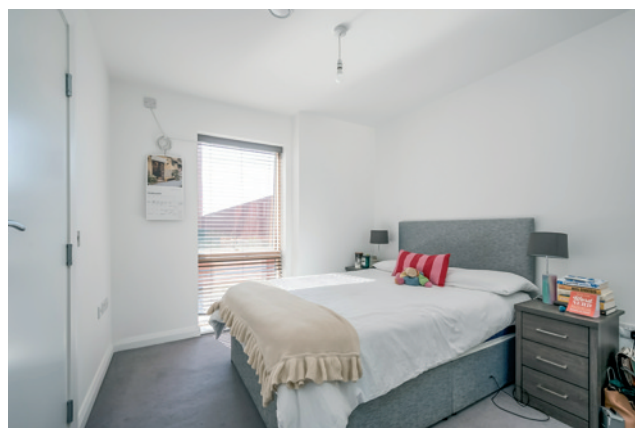
Outside

Secure and allocated car parking space.

Management company

Charles White:

Service Charge: £150 per month.

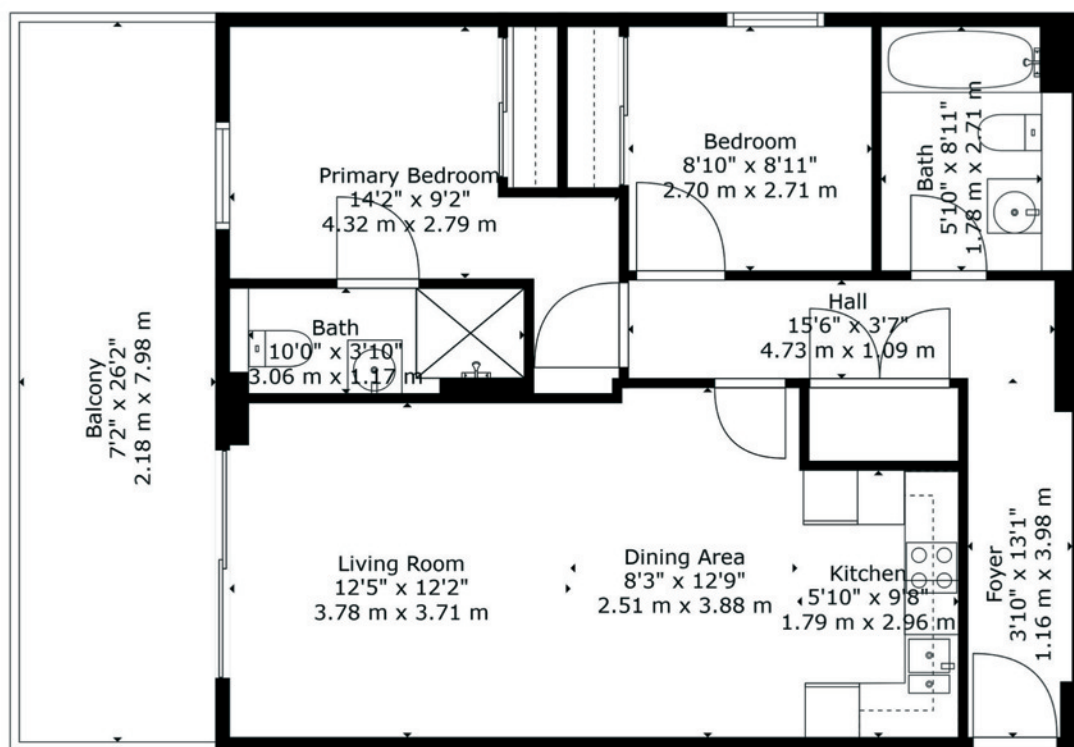


Telephone 028 9066 3030

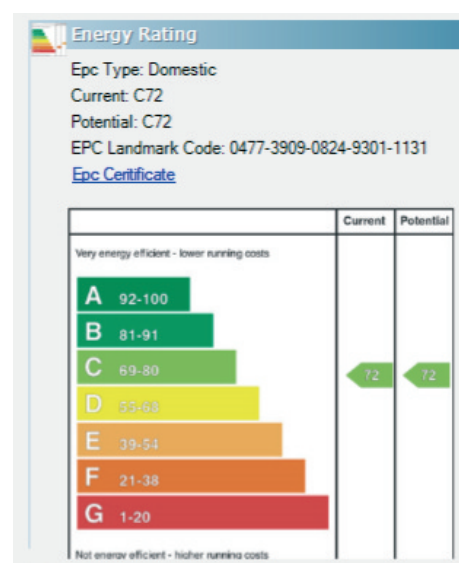
www.templetonrobinson.com

Location:

Ormeau Road heading into town, Portland 88 is on the left-hand side just before Donegall Pass.



TOTAL: 791 sq. ft, 74 m2
FLOOR 1: 791 sq. ft, 74 m2
EXCLUDED AREAS: BALCONY: 187 sq. ft, 17 m2
Sizes And Dimensions Are Approximate. Actual May Vary.



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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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