



Situated on the seventh floor, this luxury duplex apartment is tastefully presented and benefits from a large south facing balcony with city views. The accommodation comprises; living room with dining area open plan to modern fitted kitchen, storage cupboard in the hall but also another one in the communal hallway too. There are two good sized double bedrooms, master with ensuite, and modern main bathroom. On the first floor there is a large landing/study/snug.

There is a secure car parking space, communal terraced garden and direct access to health club gym/pool facilities (at an extra charge). It benefits from gas heating and double glazed windows.

The apartment is in an ideal location within minutes walk to; the city centre, Queens University, hospitals, bus and train stations. Suitable for a number of buyers and sensibly priced, we encourage early viewing.

**Offers Over
£185,000**

Apt 708 Park Avenue,
12 Bankmore Street,
BELFAST,
BT7 1AQ

Viewing by
appointment
through agent
028 9066 3030



- Spacious Duplex Apartment with Excellent Sized Balcony Taking Advantage of the City Views
- Generous Living Room with Dining Area
- Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Two Well Proportioned Bedrooms, Master with Ensuite Shower Room
- Large Landing/Study Area
- Modern Bathroom
- Gas Heating/Double Glazed Windows
- Secure, Covered Private Car Parking Space, Communal Terraced Gardens
- Convenient & Desirable City Centre Location Suitable for a Number of Buyers
- There are a Host of Shops, Restaurants & Entertainment Facilities Only a Few Minutes Walk Away
- Access to Hotel Club Gym/Pool Facilities (at an extra charge)

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Lift to . . .

Seventh Floor

Hard wood front door to . . .

ENTRANCE HALL: Wood floor, understairs storage, intercom phone.

LOUNGE OPEN PLAN TO DINING ROOM: 12' 6" x 12' 4" (3.81m x 3.76m) (at widest points).

Wood floor, uPVC door to balcony.



Open plan to . . .

MODERN FITTED KITCHEN: 10' 1" x 7' 8" (3.07m x 2.34m) (at widest points). Range of high and low level units, granite work surfaces, sink unit, five ring gas hob, electric oven, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, part tiled walls, gas boiler.



BEDROOM (2): 11' 5" x 9' 10" (3.48m x 3m) Wood floor, access to balcony.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Telephone 028 9066 3030
www.templetonrobinson.com

Upper Level

LANDING: 13' 0" x 9' 4" (3.96m x 2.84m) (at widest points). Wood floor, Velux window, door to hall for fire escape.



BEDROOM (1): 10' 2" x 9' 0" (3.1m x 2.74m) (at widest points). Wood floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, tiled splash back, ceramic tiled floor, extractor fan.



Outside

External store room in communal hall. One allocated car parking space. Reduced rate membership to gym, spa and hotel. Third floor communal gardens.



Management company

MB Wilson.

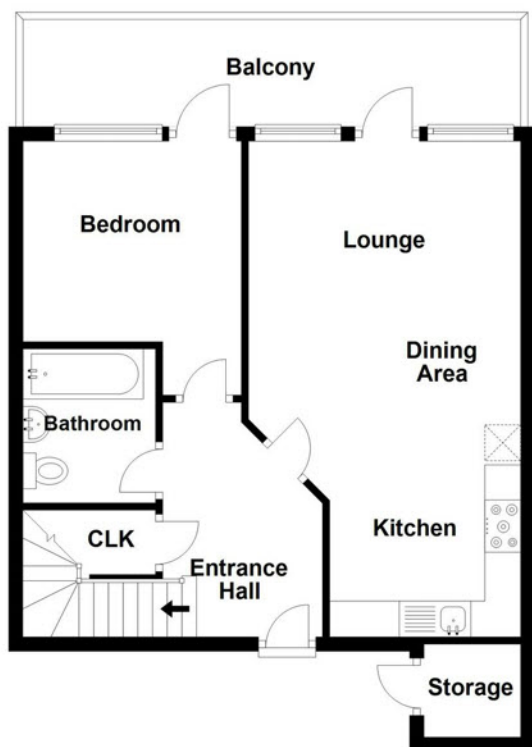
Service Charge

£1600 per annum.

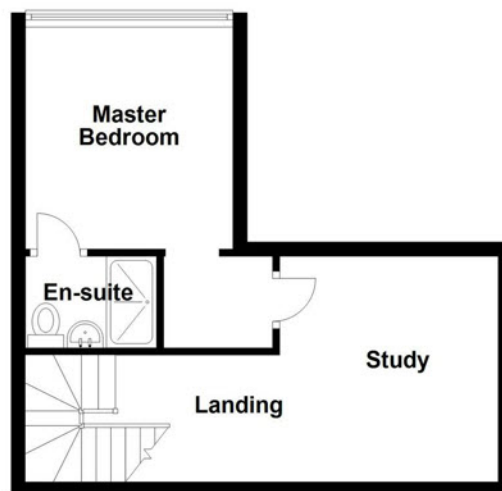
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Seventh Floor
Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor
Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 79.7 sq. metres (858.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Energy Rating

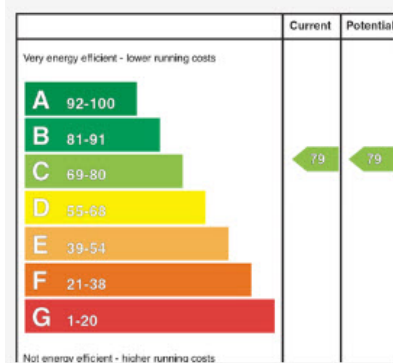
Epc Type: Domestic

Current: C79

Potential: C79

EPC Landmark Code: 9805-5446-5629-4320-2603

[Epc Certificate](#)



Location:

From Dublin Road turn left beside the cinema and follow onto Bankmore Street. Park Avenue is then on the right hand side.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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