



A modern apartment on the second floor of this exciting and sought after apartment complex, conveniently situated approximately one mile from Belfast City Centre.

The complex is opposite Ormeau Park and the increasingly popular cafes and restaurants on the Ormeau Road. This delightful apartment offers a bright, well-presented layout incorporating a spacious living room and dining room with modern fully fitted kitchen, one double bedroom and bathroom with white suite.

In addition, the property benefits from uPVC double glazed windows, gas fired central heating, secure car parking space and lift access to all floors. The impressive communal garden areas and penthouse gym simply adds to the character and ambience of this exceptional building.

Offers Over  
£175,000

Apt 240 The Bakery,  
311 Ormeau Road,  
BELFAST,  
BT7 3GA

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Viewing by  
appointment  
through agent  
028 9066 3030

- Second floor apartment in superb apartment complex
- Excellent convenience to Belfast City Centre (approximately one mile)
- Communal areas and communal courtyard gardens designed by Dairmuir Gavin
- Spacious modern fully fitted kitchen with open plan living/dining area
- One double bedroom
- Deluxe main bathroom
- Access to penthouse gym with roof terrace
- Ground level secure parking with one allocated parking space

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Stairs and lift to:

Second Floor

Hardwood front door.

RECEPTION HALL: Oak wooden flooring. Sliding door to large storage cupboard.

KITCHEN/LIVING/DINING AREA: 26' 2" x 13' 1" (7.98m x 3.99m) Modern fully fitted kitchen with range of high and low level units, Corian work surfaces, integrated fridge and freezer, concealed Worcester gas boiler, integrated oven, five ring gas hob, extractor fan above. Integrated microwave, single drainer stainless steel sink and a half sink unit with mixer tap, integrated dishwasher, ceramic tiled floor, part tiled walls, low voltage spotlights, built-in wine rack. Open to ample dining and living space, oak flooring, excellent views to Antrim Hills, low voltage spotlights.



BEDROOM (1): 15' 7" x 9' 10" (4.75m x 3m)

Built-in wardrobe.

BATHROOM: White suite comprising close coupled wc, floating wash hand basin, chrome mixer tap, tiled bath with shower screen, built-in shower unit, fully tiled walls, ceramic tiled floor, chrome heated towel rail, low voltage spotlights.



Outside

Secure underground carparking.

Management company: M B Wilson

Management Fee: TBC



Telephone 028 9066 3030

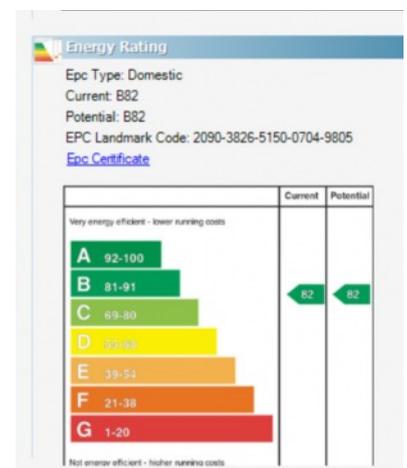
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## Location:

From the main Ormeau Road heading out of town past Ormeau Park on the left hand side, the Bakery Development is then on the right hand side.



Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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