



## Apt 52 South Studios, 85 Bates Avenue, Belfast, BT9 7BS

**£875 Per Month**

We are pleased to present this excellent one bedroom apartment situated off Bates Avenue. Located on the second floor the bright and spacious apartment comprises newly installed Kitchen open plan to living / dining area, one double bedroom and modern bathroom suite. With added benefits such as gas heating, double glazed windows, landscaped courtyard and secure parking. Within close proximity to the Lisburn Road, hospitals and Queens University, early viewing is advised.

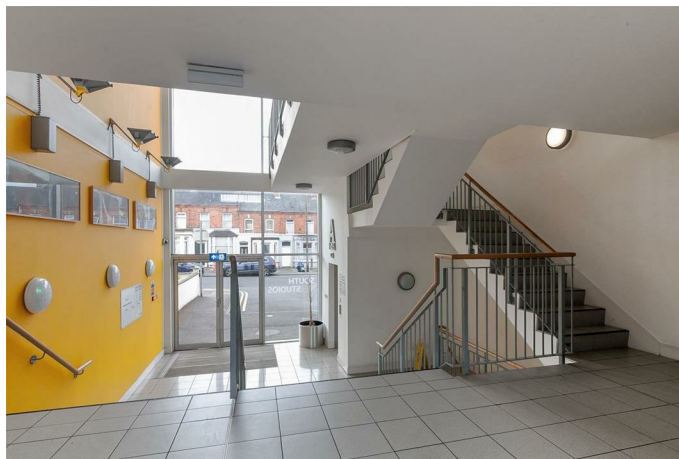
- Fully Refurbished Second Floor Apartment
- White Bathroom Suite
- Double Glazed Windows
- Early Viewing Is Highly Recommended
- Open Plan Kitchen / Dining / Living Area
- Gas Heating
- Secure Parking Space

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		79	79
EU Directive 2002/91/EC			



## THE ACCOMODATION COMPRISES

### COMMUNAL LOBBY



Secure entrance to Lobby area. Mail boxes. Door to...

### ON THE SECOND FLOOR

Lift access to..

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL

Laminate flooring with built in storage and separate cupboard for gas meter.

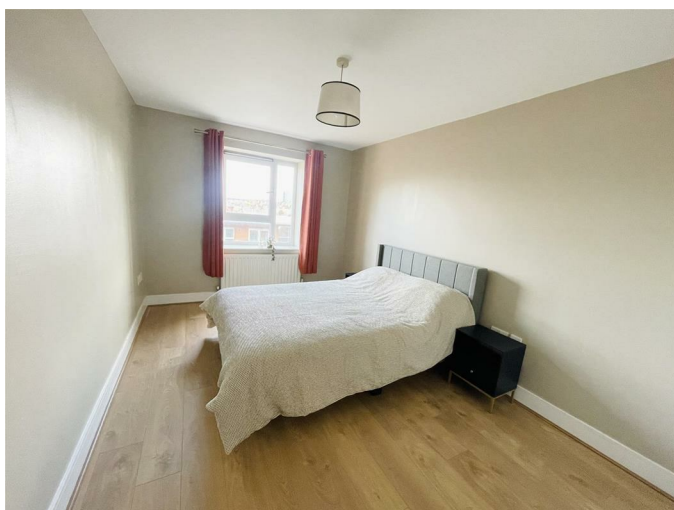
**KITCHEN / LIVING / DINING 28'2" x 14'5" (8.6 x 4.4)**



Newly installed modern kitchen with range of high and low level units, formica worktops, single drainer stainless steel sink units, 4 ring electric hob with built in oven, extractor fan, plumbed for dishwasher / washing machine part tiled walls and laminate flooring part tiled walls. Juliet balcony over looking landscaped courtyard area.



**BEDROOM ONE 14'5" x 8'6" (4.4 x 2.6)**



Laminate flooring and built in wardrobe.

### **BATHROOM 8'6" x 4'11" (2.6 x 1.5)**



White suite comprising low flush W.C., pedestal wash hand basin, panel bath with thermostatic shower over, fully tiled walls and tiled floor.

### **LANDSCAPED COURTYARD**



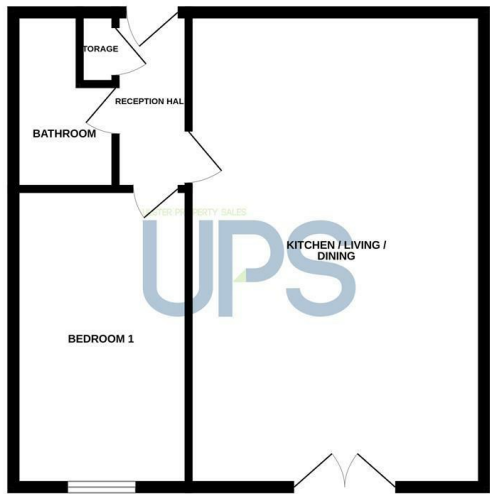
Attractive seating area with decking and range of planters. Block C entrance on far side of Courtyard.

### **SECURE PARKING SPACE**

Allocated, secure underground car parking space and ample visitor parking.

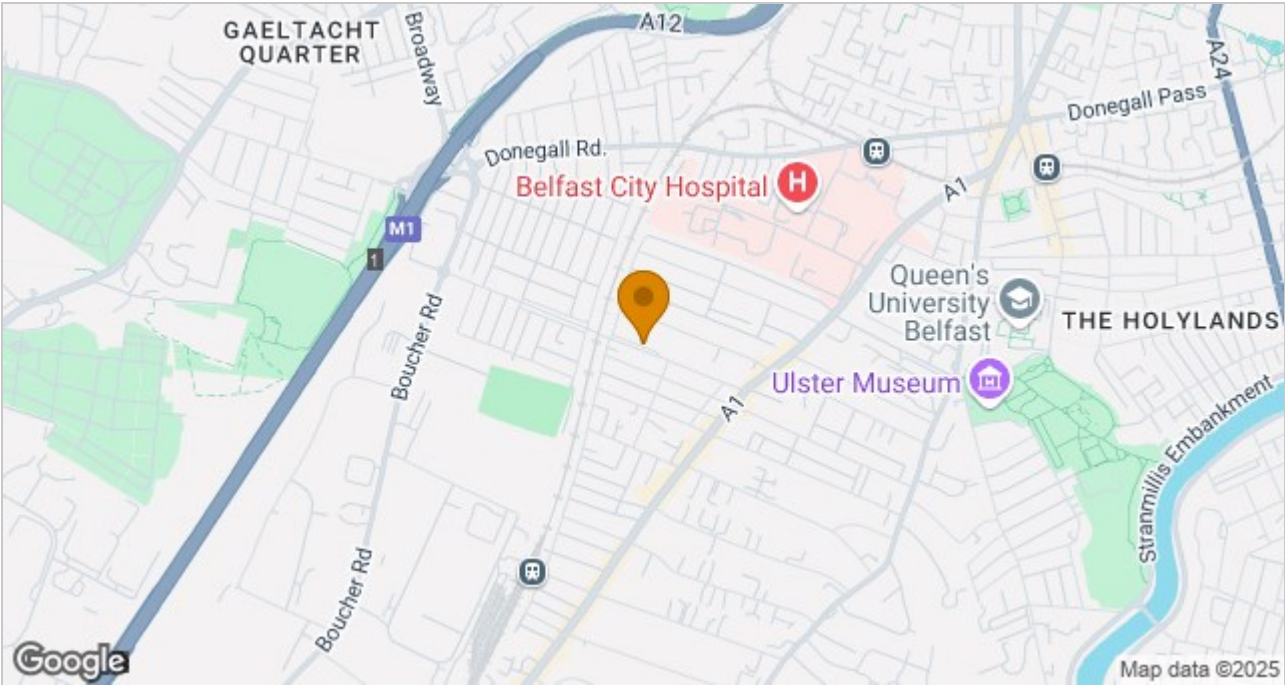
Floor Plan

SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency can be given.  
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Area Map



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