



Apt 20 Dunmore Building, 32 Old Bakers Court, Belfast, BT6 8QX

Asking Price £139,950

Old Bakers Court is located in the original Co Operative Bakery Building, designed by William Gilliland in 1904 and sensitively redeveloped circa 2001 by the Carvill Group. This excellent top floor apartment offers, bright spacious accommodation comprising two double bedrooms, spacious lounge dining open to fitted kitchen and modern white bathroom suite. In addition the property benefits from a gas heating system, double glazing, a secure underground parking facility and on site gym facility.

The Old Bakers Court development has consistently been popular with first time buyers and investors as its within walking distance to the amenities of the Ravenhill and Ormeau Road, to include Cherryvale Playing Fields, restaurants, coffee shops and only a short distance to Belfast City Centre.

An excellent apartment that offers something different from the norm.

- 3rd Floor Apartment
- Lounge / Dining
- White Bathroom Suite
- Double Glazed
- Underground Parking
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Heating
- Communal Parking
- On Site Gym Facility

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

Entrance

Communal entrance door via intercom system. Stairs to 3rd floor. Inner door to entrance hall. Laminate flooring. Built in in storage.

Lounge 24'8 x 11'1 (7.52m x 3.38m)



Dual aspect nice views.



Fitted Kitchen 8'9 x 6'0 (2.67m x 1.83m)



Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in gas hob, stainless steel overhead fa. Plumbed for washing machine. Part tiled walls.

Bedroom One 14'2 x 8'4 (4.32m x 2.54m)



(at widest points) Built in storage.

Bedroom Two 10'4 x 8'2 (3.15m x 2.49m)



Built in robe.

White Bathroom Suite



White bathroom suite comprising p shaped bath with drench head shower head, heated chrome towel rail, pedestal wash hand basin, low flush w.c Part tiled walls. Tiled flooring.

Outside



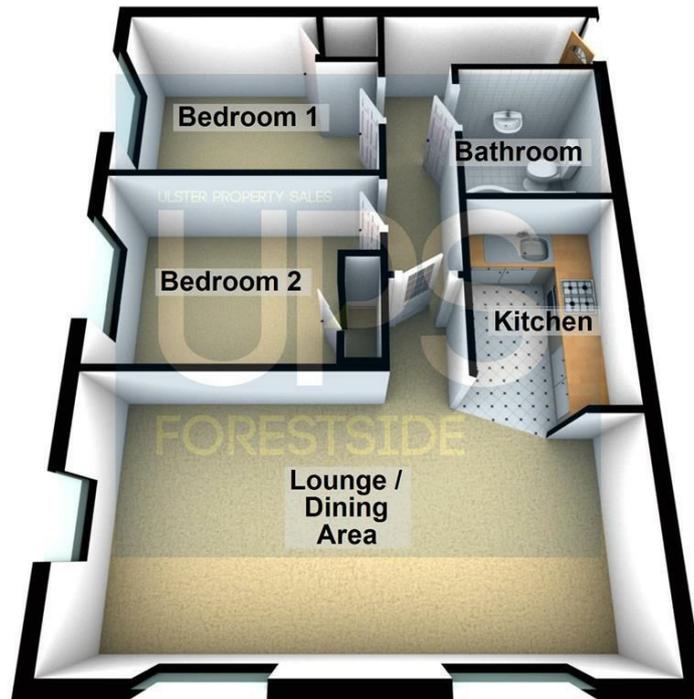
Communal gardens and parking facility. Additional underground parking area. Access to on site gym.

Management Company

Fees operated by Charles White Limited as of January 2021 the Management Fee was £753.56 and building insurance is an additional £142.59 per annum.

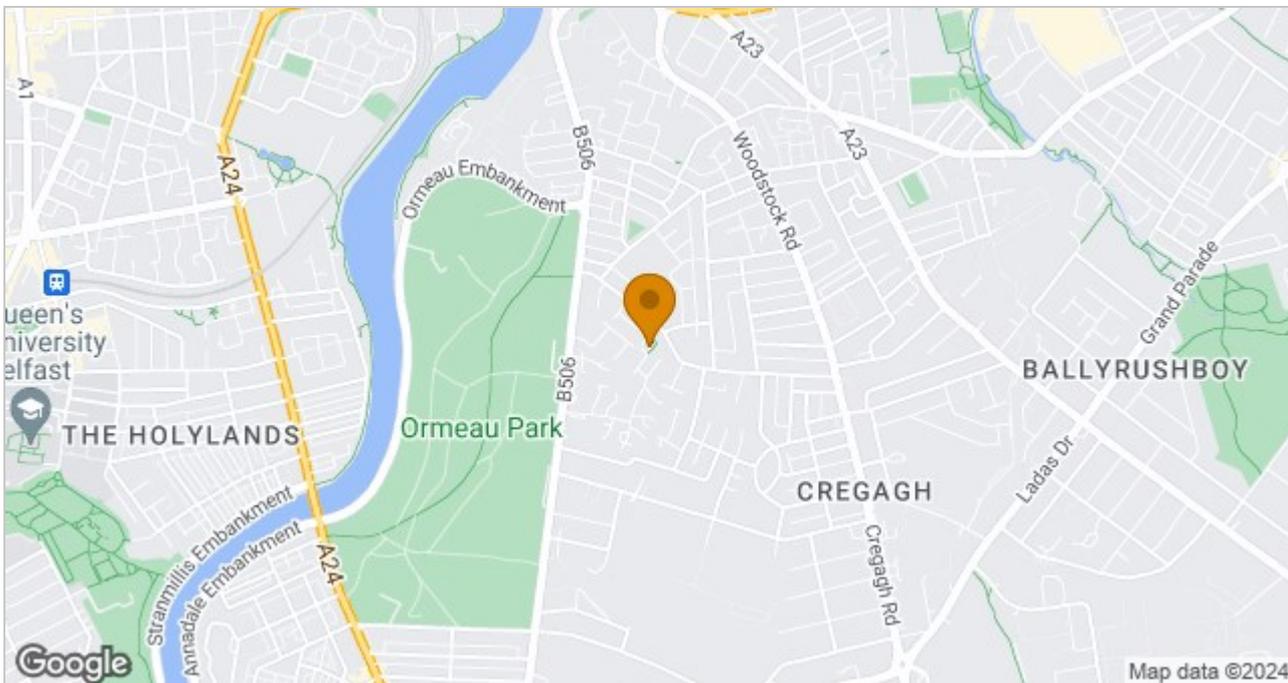
Floor Plan

First Floor



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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