



Apt 26 The Stern Building, Annadale Avenue, Belfast, BT7 3NF

Asking Price £134,950

The Embankment is a popular apartment development situated on the banks of the River Lagan, close to both Stranmillis and Queens University as well as the Ormeau Road. Fantastic restaurants, cafes and entertainment facilities are on your doorstep together with transport links into and out of the city and idyllic walks along the Lagan towpath. The apartment itself has been finished and presented to an excellent standard with hi gloss white kitchen open to the dining / living area, one good sized bedroom with built in sliding robes and white shower suite. In addition there is lift access to each floor and underground parking via electric gates. An excellent first time purchase for those hoping to be close to the City Centre.

- Beautifully Finished Second Floor Apartment
- Lounge open to:
- White Shower Suite
- Double Glazed
- Electric Gates to Underground Parking
- One Good Sized Bedroom
- Modern Fitted Kitchen
- Gas Heating
- Private Balcony overlooking Embankment
- Lift Access to all levels

| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |



The Accommodation Comprises



Access via video security entry system. Communal entrance hall with lift and stair access to the second floor.

Second Floor Apartment



Main entrance door to hallway. Semi solid Oak flooring. Built in storage.

Lounge Open Plan to Modern Fitted Kitchen 19'5" x 11'10"



Full range of high and low level units, Formica work surfaces, built in hob and under-oven. Stainless steel extractor fan. Integrated fridge freezer, breakfast bar. Double glazed door with glazed side panel to balcony over looking the River Lagan with the added bonus of capturing the afternoon sun.



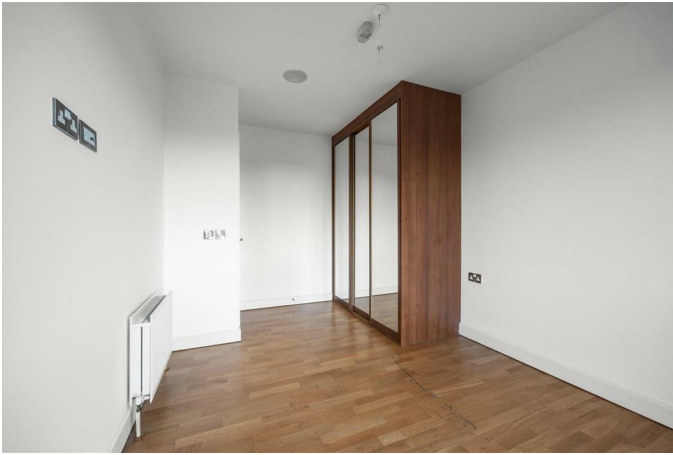




Bedroom One 14'9" x 9'4"



Semi solid Oak flooring. Views out towards the River Lagan. Built in mirrored slide-robes. Gas boiler.



Shower Suite



Shower suite comprising large walk in shower cubicle with shower unit, visually floating sink unit with mixer taps. Low flush w.c



Outside

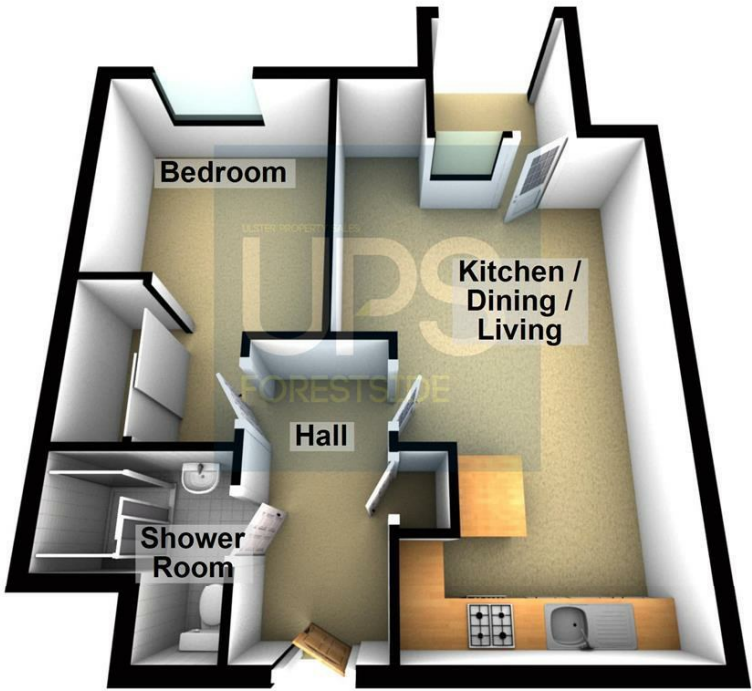
Communal courtyard area to entrance area.
Communal car-parking at ground floor level.
Electric gates provides access to the underground car park. Lift access to each is available from this parking facility.

Management Company

The management company is McGuinness Fleck and the fees are £536.64 per quarter.

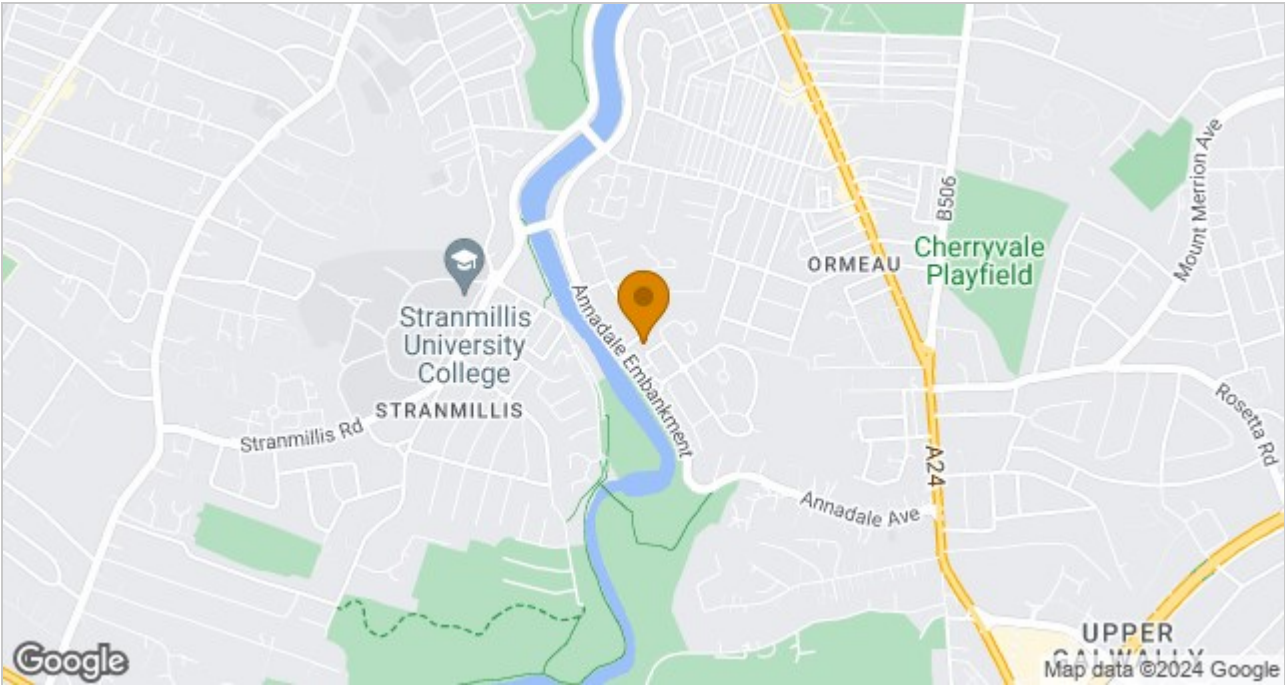
Floor Plan

Second 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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