



## 57 Annadale Flats, Annadale Embankment, Belfast, BT7 3AX

**Asking Price £99,950**

Set just off the banks of the River Lagan, this spacious first floor apartment would make an ideal starter home or investment in a central location, convenient to Belfast City centre and numerous other amenities on the Ormeau Road and Stranmillis located on the other side of the Embankment. The accommodation in brief consists of three good size bedrooms, spacious lounge, a fitted kitchen with a small balcony area and white shower suite completes the accommodation. The heating is gas central heating and the windows are double glazed. Externally there is a storage unit on the ground floor and to the rear there is a communal garden space. A chain free onward sale, early viewing comes highly recommended!

- Spacious 1st floor apartment
- One reception room
- Modern shower suite
- Double glazed windows
- Storage at the ground floor entrance
- Three good size bedrooms
- Fitted kitchen with access to a balcony area
- Gas central heating
- Communal gardens to the rear
- Chain free onward sale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		



### **The accommodation comprises**

Communal front door leading to communal hallway. Storage on the ground floor level. Stairs to the 1st floor.

### **Apartment entrance**

Composite front door leading to entrance hall.

### **Entrance hall**

Built in storage. Additional storage housing gas boiler.

### **Lounge 15'4 x 11'2 (4.67m x 3.40m)**



Wood block flooring.

### **Kitchen 11'5 x 7'9 (3.48m x 2.36m)**



Full range of high and low level units, single drainer sink unit, formica work surfaces, cooker space, plumbed for washing machine. tiled floor, larder cupboard.

### **Balcony**



Small balcony area accessed of the kitchen.

### **Shower room 7'2 x 6'1 (2.18m x 1.85m)**



Modern white suite comprising corner shower cubicle with Mira Vie Electric shower, low flush w/c, wash hand basin with mixer taps, extractor fan, chrome towel radiator, tiled floor, Storage cupboard.

### Bedroom 1 11'9 x 11'9 (3.58m x 3.58m)



Laminate flooring, built in sliding robes.

### Bedroom 2 12'4 x 11'2 (3.76m x 3.40m)



Laminate flooring.

### Bedroom 3 11'2 x 8'4 (3.40m x 2.54m)



Laminate flooring.

### Outside



Communal garden space to the rear.

### Service / maintenance charges

Service charges are £413.60 per annum

### Note

Lease length. Approximately 91 years left on the current lease.

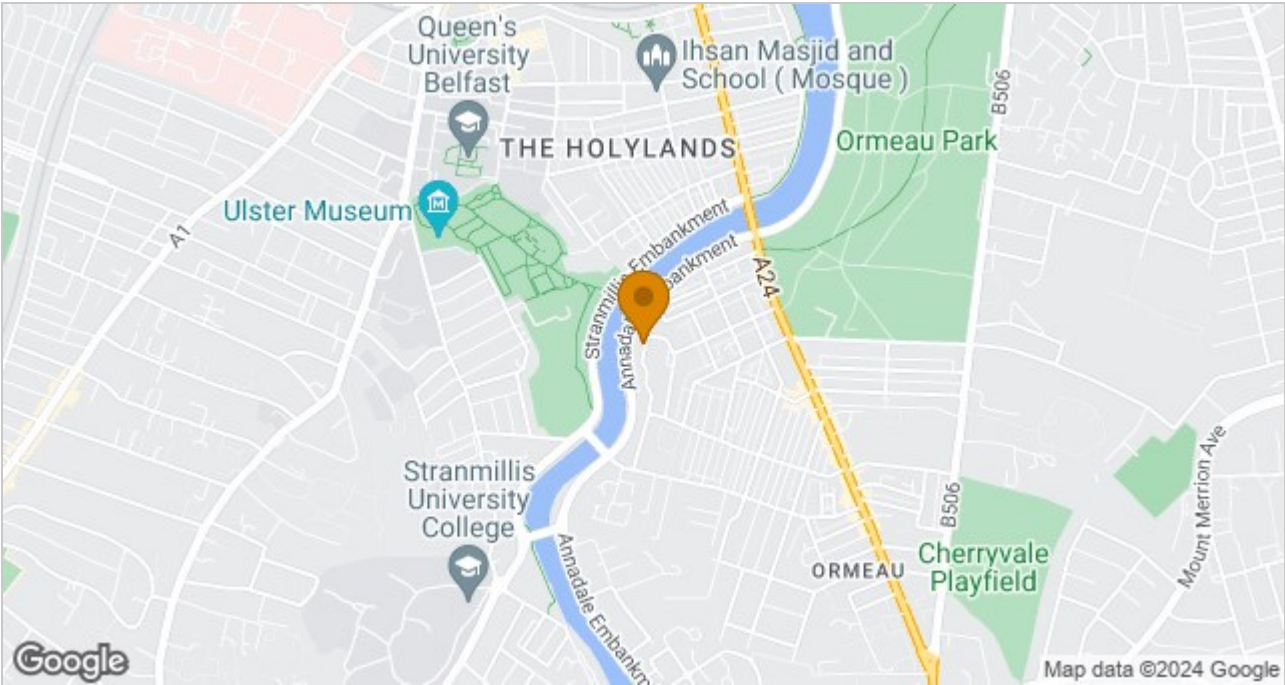


Floor Plan



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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