



Apt 3, 82a South Parade, Ravenhill / Ormeau, Belfast, BT7 2GQ

Asking Price £175,000

South Parade is a wide, tree lined street that connects the Ormeau and Ravenhill Road, providing easy access to the various long standing cafes, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer. This purpose built, first floor apartment offers, bright spacious accommodation comprising two double bedrooms, lounge/ dining open to fitted kitchen and contemporary white bathroom suite. In addition the property benefits from a gas heating system, double glazing and communal parking area to front.

An excellent first time purchase, or investment property in a fantastic location.

- Purpose Built First Floor Apartment
- Lounge/Dining Open To Fitted Kitchen
- Gas Heating
- Communal Parking Area To Front
- Easy Access To Both The Ravenhill & Ormeau Roads
- Two Double Bedrooms
- Contemporary White Bathroom Suite
- Double Glazing
- Convenient Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(50-60) C		
(39-49) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The Accommodation Comprises

Exterior stairs to 1st floor.

Hardwood front door to entrance hall. Laminate flooring. Built in storage.

Lounge / Dining/ Kitchen 17'8 x 13'1 (5.38m x 3.99m)



(at widest points) Juliet style balcony with Pvc inward opening doors. Laminate flooring. Open to fitted kitchen.

Full range of high and low level units, stainless steel overhead extractor fan, Formica work surfaces, Plumbed for washing machine. single drainer 1 1/4 bowl sink unit. Part tiled walls.





Bedroom One 10'5 x 7'0 (3.18m x 2.13m)



Double mirrored sliding robes. Laminate flooring.



Bedroom Two 9'5 x 8'8 (2.87m x 2.64m)



Double mirrored sliding robes. Laminate flooring.



White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps and chrome shower unit above with Drench head shower attachment, wash hand basin, low flush w.c Part tiled walls. Tiled flooring. Hot-press. Housing gas boiler.

Outside



Communal parking to the front, direct access from South Parade.



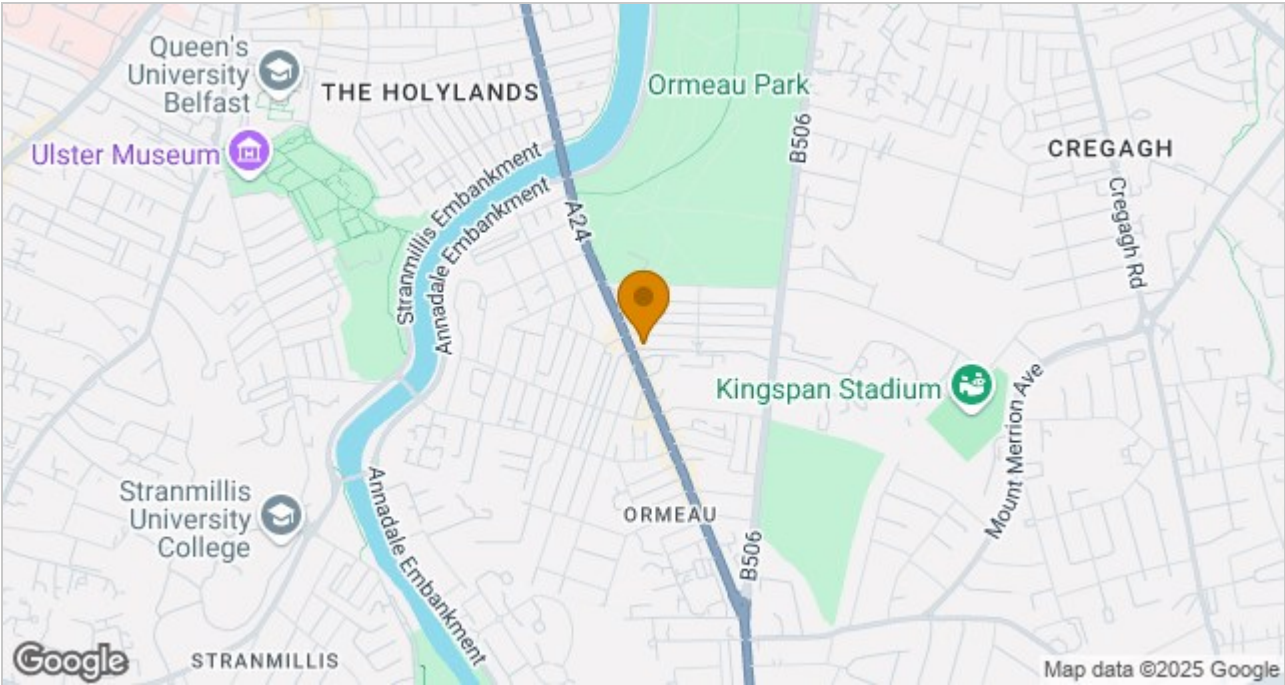
Management Company

Re the management company is £100 per month and its Elmwood Management Services Ltd - this includes Buildings & Liability Insurance, Gardens & Maintenance, Drains, Painting, Window Cleaning.

Floor Plan



Area Map



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