



## 5 Annadale Green Belfast BT7 3DQ Asking price £129,950

Welcome to 5 Annadale Green!

This is a great opportunity to purchase a chain free ground floor apartment located just off the Annadale Embankment in South Belfast. The location is close to a wide range of social and recreational amenities on the Ormeau Road including shops, bars and restaurants. Forestside shopping centre and Belfast City Centre are only five minutes drive away and served by a regular public transport service. This property is sure to be attractive to first-time buyers & investors looking for a good rental yield.

The apartment comprises an entrance porch leading to an open plan living/kitchen/dining area, the kitchen benefits from a range of appliances & units, one double bedroom and a white three-piece bathroom suite. The garden is accessed via the bedroom which is fully enclosed & laid in lawn. To the front of the property is a large driveway suitable for up to four cars. Further benefits include gas-fired central heating & uPVC double-glazed.

Rates for the property: £826.03 per year  
 Management company - Charterhouse: £50 per month which includes building insurance  
 Ground rent: £200 per year

Call 02890 388383 to arrange your personal viewing today!

- Spacious Ground Floor Apartment
- Open Plan Living/Dining/Kitchen Area
- Modern Shaker Style Fitted Kitchen with Built in Appliances
- One Double Bedroom
- Bathroom with a White Three Piece Suite
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Driveway to Side with Parking for Several Cars
- Large Enclosed Garden to the Rear
- Popular and Convenient Location off Annadale Avenue

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.






## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>