



## 39 Annadale Flats, Annadale Embankment, Belfast, BT7 3AW

**Asking Price £117,500**

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!

- 1st floor apartment
- Bright and spacious lounge
- White bathroom suite
- Double glazed windows
- Communal outside areas
- Three bedrooms
- Modern fitted kitchen
- Gas central heating
- Storage at ground floor level
- Chain free onward sale

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	79
(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

Communal front door leading to the entrance hallway. Storage on the ground floor and access to the rear communal areas.

### Stairs to the 1st floor

Composite front door leading to the entrance hall

### Entrance hall

Built in storage. Laminate flooring.

### Lounge 15'1 x 11'3 (4.60m x 3.43m)



### Kitchen 11'9 x 8'4 (3.58m x 2.54m)



Range of high and low level units, single drainer sink unit with mixer taps, formica works surfaces, part tiled walls, plumbed for washing machine, cooker space, extractor fan, breakfast bar. Access to the balcony.

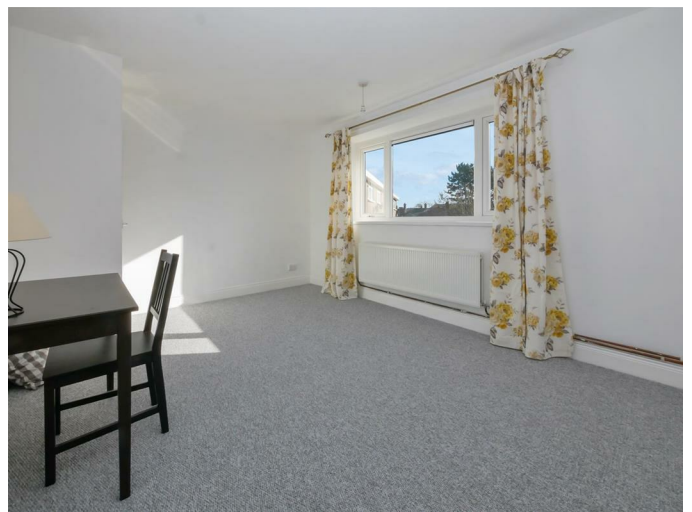
### Balcony



### View from the balcony



### Bedroom 1 15'0 x 10'9 (4.57m x 3.28m)



Built in storage.

**Bedroom 2 14'7 x 10'9 (4.45m x 3.28m)**



ceiling, recessed spotlights, towel radiator, laminate flooring.

**Storage**



**Bedroom 3 10'9 x 8'7 (3.28m x 2.62m)**



At the entrance level.

**Outside**



Gas boiler.

**Bathroom 7'1 x 5'6 (2.16m x 1.68m)**



Communal areas to the rear.

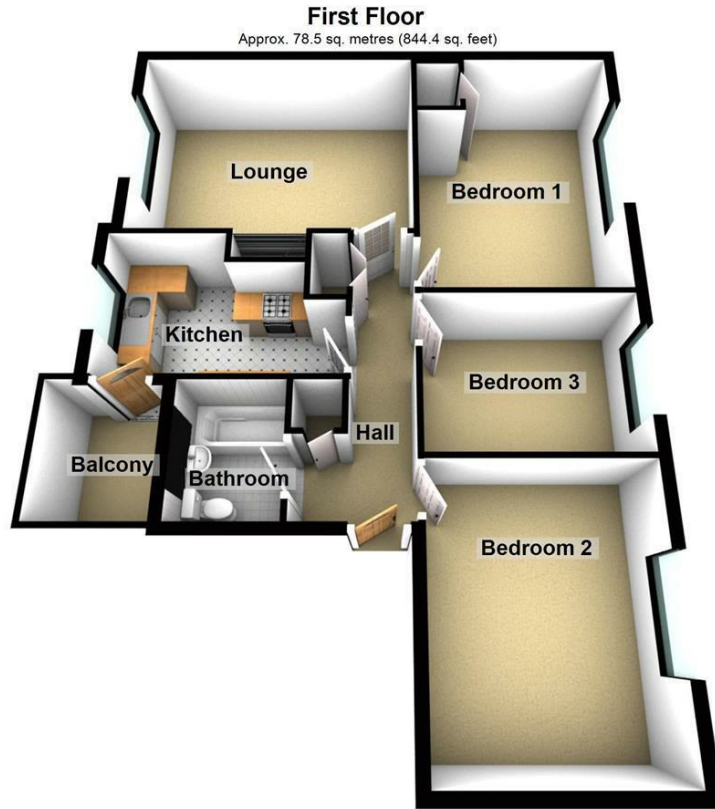
**Note**

Lease length of 116 years remaining.

Service charges are £422.28 per annum

Modern white suite comprising pvc panelled bath, chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, pvc panelled walls &

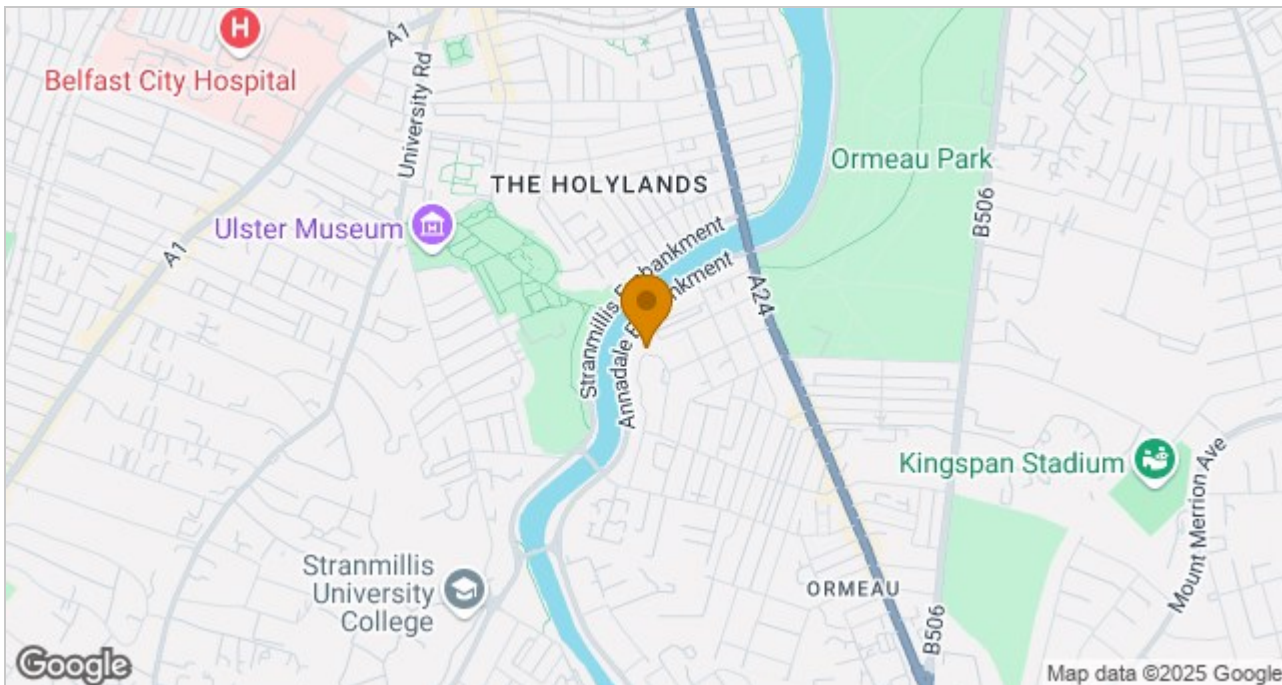
## Floor Plan



Total area: approx. 78.5 sq. metres (844.4 sq. feet)

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

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