



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
Very energy efficient - lower running costs		
(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		
	73	79
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)



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



Gas boiler.

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



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

ceiling, recessed spotlights, towel radiator, laminate flooring.

Storage



At the entrance level.

Outside



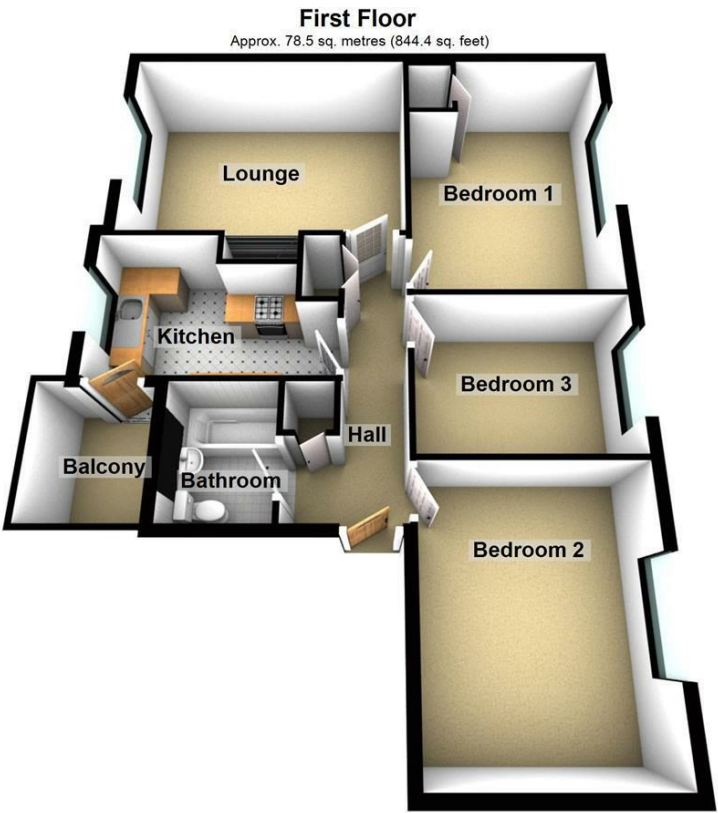
Communal areas to the rear.

Note

Lease length of 116 years remaining.

Service charges are £422.28 per annum

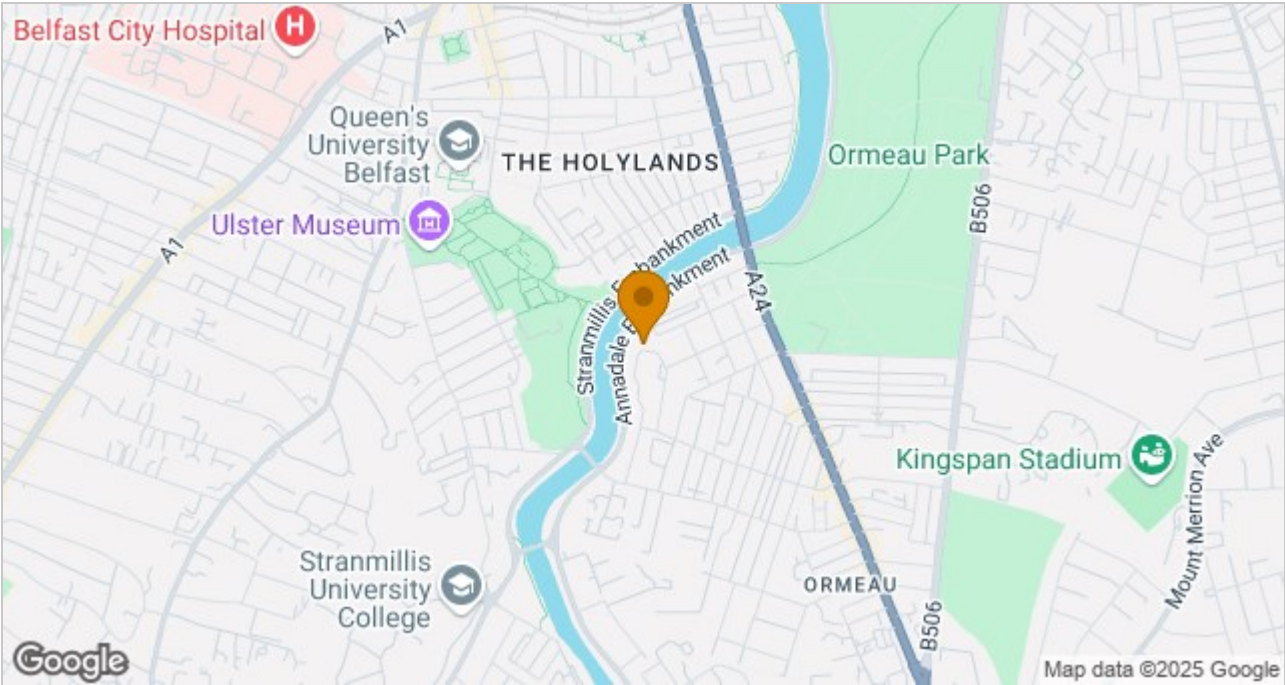
Floor Plan



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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark