



This ground floor apartment situated on a prime site off Annadale Avenue is ideally positioned for those seeking ease of access to the city centre and well placed for local shopping on the Ormeau Road or nearby Forestside shopping complex.

The accommodation comprises of two well proportioned bedrooms, kitchen and separate living room. In addition the property benefits from Phoenix gas central heating and a delightful overall charm and character that will appeal to many. We are confident that potential purchasers will be suitably impressed upon internal inspection.

Offers Over
£195,000

Apt 2 Huntingdale
House,
20 Annadale Avenue,
Belfast,
BT7 3JH

Viewing by
appointment
through agent
028 9066 3030

- Ground floor apartment in exclusive development
- Bright & spacious living room with bay window & fireplace
- Modern fully fitted kitchen
- 2 well proportioned bedrooms
- Bathroom with white suite
- Phoenix gas central heating / Partial double glazed windows
- Ample visitor & residents car parking
- Convenient location within walking distance to Ormeau Road & Stranmillis village & close local amenities including Forestside shopping complex & public transport



The Property Comprises:

Ground Floor

Glazed double doors to . . .

RECEPTION PORCH: Original Victorian tiled floor. Hardwood front door to . . .

RECEPTION HALL: Oak wooden floor, built-in cloaks cupboard.

LIVING ROOM: 18' 8" x 13' 4" (5.69m x 4.06m) (into bay window). Mature outlook over gardens, oak wooden floor, original mahogany surround fireplace with tiled inset and hearth, gas coal fire, built-in shelving.

KITCHEN: 10' 7" x 7' 7" (3.23m x 2.31m) Range of high and low level units, laminate work surfaces, plumbed for washing machine, stainless steel, single drainer sink unit with mixer tap, part tiled walls, plumbed for dishwasher, concealed built-in Worcester gas fired boiler (approximately one year old), integrated fridge, laminate wooden floor, mature outlook to gardens.



BEDROOM (2): 14' 7" x 10' 4" (4.44m x 3.15m) (into bay window). Oak wooden floor.

INNER HALLWAY: Built-in airing cupboard, additional storage cupboard.

BEDROOM (1): 15' 2" x 12' 10" (4.62m x 3.91m) Oak wooden floor, extensive range of wall to wall mirror fronted sliding robes, mature outlook over gardens.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with tiled splash back, panelled bath, built-in shower cubicle with chrome shower unit and tiled splash back, porcelain tiled floor, extractor fan, heated towel rail.

Outside

Mature communal gardens laid in lawns with mature trees and shrubs, residents car parking with excellent degree of privacy.

Location:

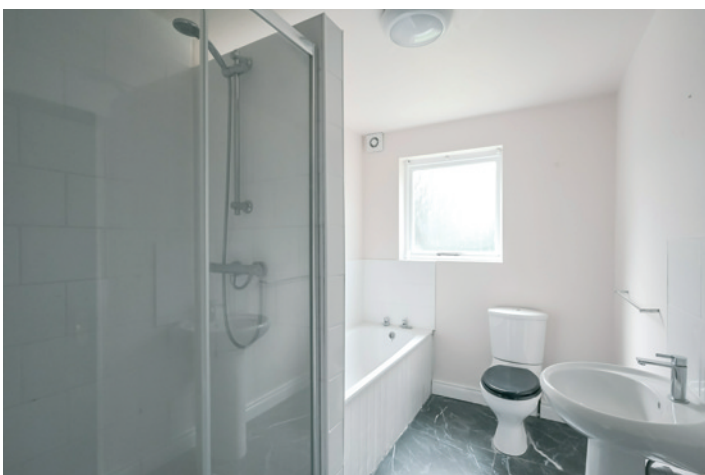
Travelling from Belfast on the Ormeau Road turn right into Annadale Avenue and Huntingdale is located on the left hand side.

Management company

Mark Maguire.

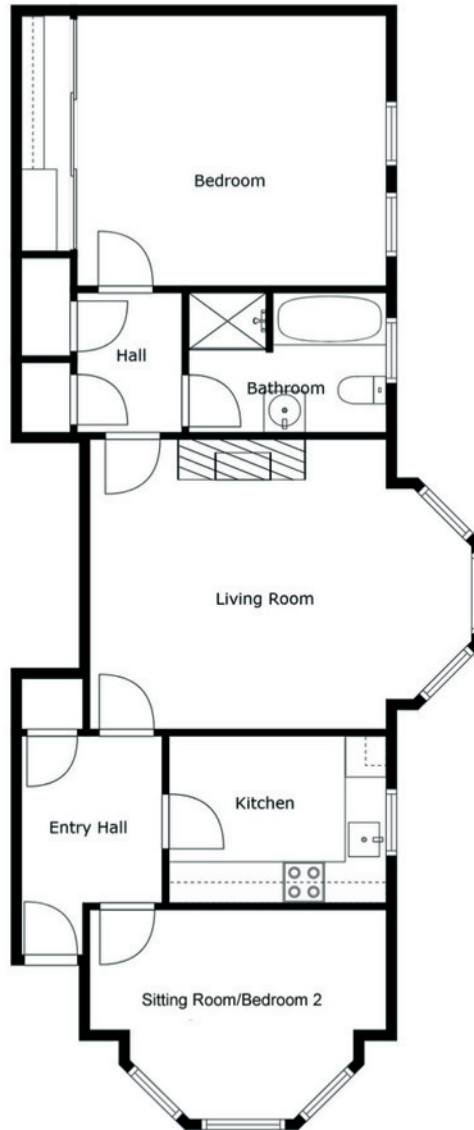
Service Charge

Approximately £550 per year.

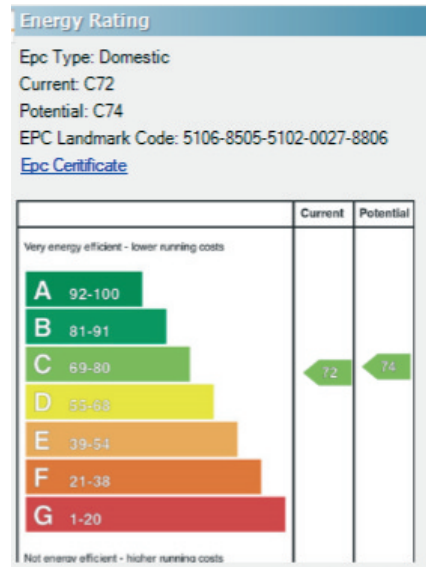


Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

