

# RODGERS & BROWNE



Apt 129 The Bakery  
311 Ormeau Road, Belfast, BT7 3GA

*offers over £295,000*

Extending to c.1,450 Sqft  
Two Secure Covered Car parking  
Spaces Included

**SALE AGREED**



THE  
BAKERY

### *The Owner's Perspective...*

"Living within the Bakery offers us luxury living and lots of space, enabling us to enjoy all the benefits of city life without compromise. Since moving to our brand new apartment 5 years ago the Ormeau Road has developed into a truly cosmopolitan area with lots of eateries, pubs and locally-owned shops. Having everything on our doorstep ties in perfectly with a busy lifestyle and it enables us to maximise the use of our free time. A strong sense of community amongst residents and makes for a peaceful, friendly environment, where everyone respects one another and their right to enjoy their own living space.

Communal areas are maintained to a standard commensurate with such a prestigious building, whilst if any issues do arise, they are attended to swiftly by the concierge. The car parking facility provides peace of mind and is also a good way to avoid inclement weather when leaving for work in those frosty winter mornings."



**76 High Street, Holywood, BT18 9AE**

**T 028 9042 1414**





Communal Hallway



Entrance door





Glazed Link

## THE FACTS YOU NEED TO KNOW...

---

Stunning first floor apartment within the exceptionally well finished Ormeau Bakery

---

---

One of the largest apartments within the Bakery extending to c.1,450 sq ft

---

---

Large living room opening to dining area

---

---

Luxury fitted kitchen with integrated appliances

---

---

Contemporary bathroom

---

---

Two spacious bedrooms, master with fully fitted dressing room and ensuite shower room

---

---

Small patio area off the master bedroom

---

---

Superb lock and leave appeal with additional benefit of having two secure covered car parking spaces, rare in a city centre apartment

---

---

Dramatic communal central courtyard gardens, designed by Diarmuid Gavin

---

---

Centrally located to Ormeau Village which boasts an array of shops, restaurants and bars to suit all

---

---

Direct access to Belfast City Centre

---

---

Superb rental opportunity for an investor

---

---

Access to the Penthouse Gym with roof terrace for the sole use by residents

---





Living room



Dining area





Spacious entrance hall



Luxury fitted kitchen

## The Property Comprises...

### GROUND FLOOR

Period panelled door to a beautiful panelled communal hallway with access to the lift and the private car park.

### First Floor

#### APARTMENT 129

Solid oak door to:

#### SPACIOUS ENTRANCE HALL

Oak flooring, cloak room.

#### LIVING ROOM OPENING TO DINING AREA

29' 8" x 15' 4" (9.04m x 4.67m)

Solid oak wooden floor.

#### LUXURY FITTED KITCHEN

9' 10" x 8' 9" (3m x 2.67m)

Range of high and low level high gloss white units with laminate worktop, five ring gas hob with stainless steel extractor above, under oven, integrated fridge freezer, dishwasher, microwave oven and washer dryer, ceramic tiled floor, part tiled walls, one and a half stainless steel sink unit with mixer taps.





Master bedroom

### MASTER BEDROOM

22' 9" x 18' 1" (at widest points) (6.93m x 5.51m)  
Built in wardrobes. Sliding patio doors to patio area.

### DRESSING ROOM

7' 10" x 7' 2" (2.39m x 2.18m)  
Extensive range of built in wardrobes and vanity unit.

### ENSUITE SHOWER ROOM

8' 9" x 7' 2" (2.67m x 2.18m)  
Large double shower cubicle with thermostatically controlled shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, chrome heated towel rail. Low voltage lighting.

### BATHROOM

9' 11" x 6' 9" (3.02m x 2.06m)  
Panelled bath with mixer taps, pedestal wash hand basin, wall mounted sink with mixer taps, ceramic tiled floor, fully tiled walls, large inset mirror, chrome heated towel rail, low voltage lighting.

### BEDROOM (2)

23' 5" x 11' 9" (at widest points) (7.14m x 3.58m)  
Plus extensive range of built in wardrobes.



Master bedroom





Ensuite shower room



Bathroom



Bedroom 2



## Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		<b>83</b>
<b>C</b> 69-80	<b>80</b>	
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Least energy efficient - higher running costs		

### TENURE

Leasehold

### RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 is £1,910.58.

### MANAGEMENT CHARGES

C. £1,250 PER ANNUM

### VIEWING

By appointment with **RODGERS & BROWNE**.



## Location

Travelling out of Belfast on the Ormeau Road pass the entrance to Ormeau Park and The Bakery will be located on your right.



**RODGERS  
&  
BROWNE**

RODGERSANDBROWNE.CO.UK

*Sold*  
028 9042 1414

**Sales  
Lettings  
Property Management**

**RODGERS  
&  
BROWNE**

76 High Street,  
Holywood, BT18 9AE  
T (028) 9042 1414  
F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



### *Disclaimer*

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.