



## Apt 30 4 Bell Towers South, Ravenhill / Ormeau, Belfast, BT6 0GR

**Asking Price £195,000**

Recently constructed, the Bell Towers development is perfectly positioned between the Ormeau and Ravenhill Roads and is convenient to all local amenities to include vibrant pubs, Restaurants and coffee shops, Forestside Shopping Centre and transport links into the city centre. An added bonus is the Green Spaces close by to include Cherryvale Playing Fields and Ormeau Park. From the Ravenhill Road the development is approached via electric gates that leads up to a communal and designated parking area as well as underground parking. Internally this particular property comprises two bedrooms (One with a balcony), master with en-suite, fitted kitchen and a separate living / dining with a balcony that looking out towards the Ormeau Road side and white bathroom suite. Located on the top floor there is also lift access available. Being of a modern construction, with gas heating, double glazing and a high level of insulation, this home will be much more energy efficient, resulting in lower running costs. An excellent first time purchase.

- Top floor apartment
- En-suite to master bedroom
- Balcony with commanding views
- White bathroom suite
- Double glazed windows
- Two good size bedrooms (Balcony in Bedroom 2)
- Lounge open to spacious dining area
- Modern fitted kitchen
- Gas central heating
- Numbered street level parking and under ground parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(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 with key pad access leading to the communal hallway.

### Communal hallway

Lift and stair access to the 4th floor.

### Apartment access



The lift arrives at the only apartment entrance on this level. Hardwood front door leading to the entrance hall.

### Entrance hall

Laminate flooring, built in storage x 2

### Lounge / dining



Laminate flooring, open to the dining area. double glazed French door leading to the balcony.

## Dining area



## Balcony



## View from the balcony



## Kitchen



## Bathroom



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, wash hand basin, tiled floor, extractor fan.

## Bedroom 1



## En-suite



## Bedroom 2



## Balcony



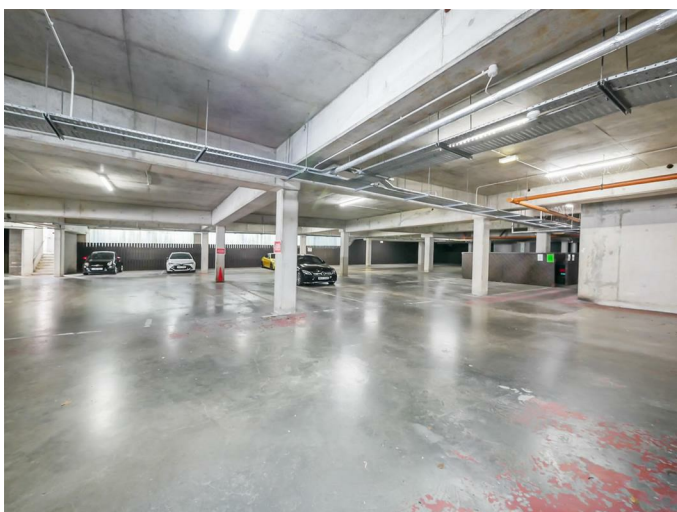
## Outside



## Allocated parking



## Under ground parking



## Note

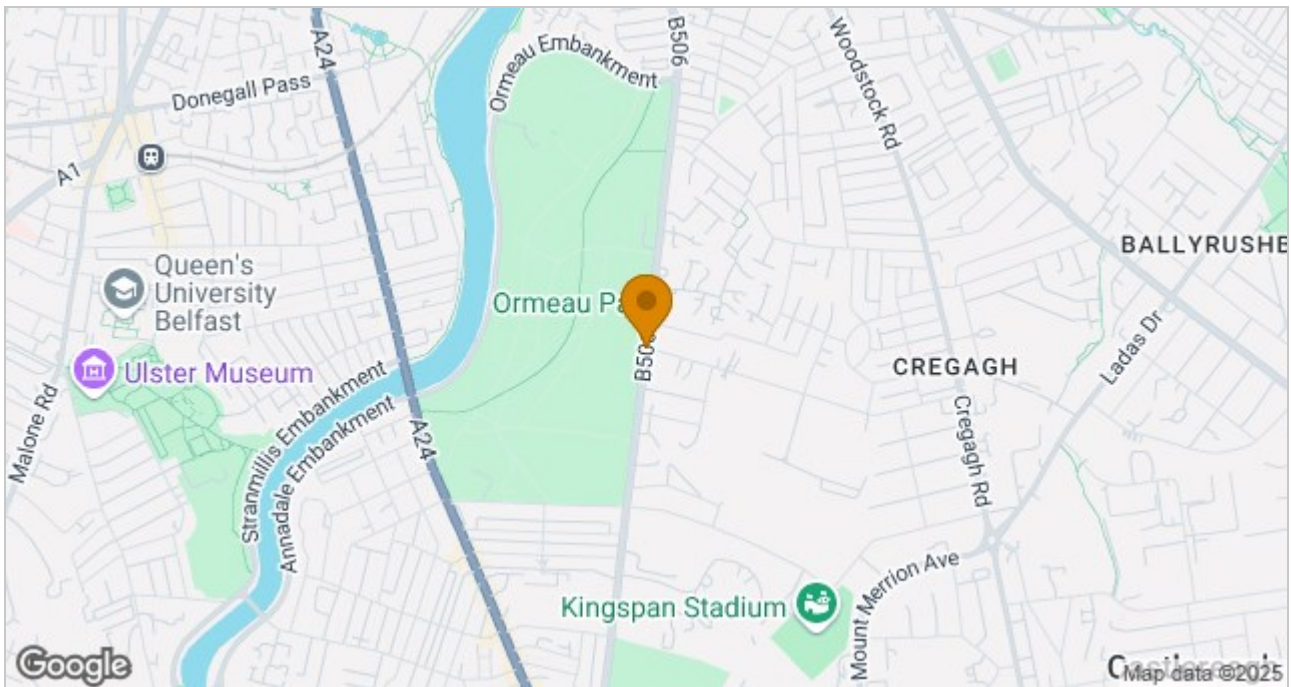
Management charges

Annual service charge: £1647.44, Service charge description: £640.00 p.a. for lift replacement.

## Floor Plan



## Area Map



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