

43 The Stern Building  
37 Annadale Crescent, Belfast  
BT7 3NF

Offers Over £199,950

- MODERN 4TH (TOP) FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT
- GENEROUS LOUNGE OPEN PLAN TO DINING AREA
- OPEN PLAN FITTED KITCHEN WITH BUILT IN APPLIANCES
- 2 BEDROOMS INCLUDING ONE WITH ENSUITE BATHROOM
- SHOWER ROOM WITH WHITE SUITE
- GAS CENTRAL HEATING / UPVC DOUBLE GLAZED WINDOWS
- BALCONY SITTING AREA
- SECURE ALLOCATED CAR PARKING SPACE
- CONVENIENT TO MANY AMENITIES INCLUDING CAFES, CYCLE PATHS, FORESTSIDE SHOPPING COMPLEX
- IDEAL FOR INVESTORS AND OWNER OCCUPIERS/CONV ENIENT TO LEADING SCHOOLS

#### PROPERTY COMPRISES

This exceptionally well presented 4th floor apartment is ideally located in a prime location within this popular modern development.

The property is beautifully presented by the current owner and offers bright and spacious accommodation which includes a large hallway with cloaks cupboard, generous lounge which is open plan to the dining area and modern kitchen.

In addition, there are two double bedrooms thoughtfully designed with built-in wardrobes and including the principal room with ensuite bathroom along with a separate shower room.

The property benefits from a private, allocated car parking space along with visitor parking and a delightful balcony sitting area.

Set in a convenient location, close to Belfast and convenient to a range of amenities including The Lagan Towpath, Belfast Boat Club, public transport and easy access to Ormeau Road, this property is ideal for both owner occupiers and investors and can only be fully appreciated on internal inspection.

#### PROPERTY DETAILS AND DIMENSIONS

Secure communal entrance door to communal entrance hallways, stairs and lift to 4th Floor.

4TH FLOOR Communal landing, front door to entrance hall.

ENTRANCE HALL Wood flooring, store cupboard with gas fired boiler, additional storage cupboard.

KITCHEN OPEN PLAN TO LOUNGE AND DINING AREA 19' 4" x 18' 1" (5.89m x 5.51m) (overall @ widest points) Extensive range of high and low units, work surfaces with tiled splashback, single drainer stainless steel sink unit with mixer tap, Indesit four ring hob with tiled splashback, extractor fan over, Belling electric oven under, integrated fridge, integrated washing machine, storage cupboard, glazed door leading to balcony sitting area, intercom system.

BEDROOM 1 14' 8" x 9' 10" (4.47m x 3m) Wood flooring, built-in mirrored fronted robes and storage.

ENSUITE BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, splash tiling, low flush WC, half pedestal wash hand basin with splash tiling, chrome heated towel rail, tiled floor, extractor fan.

BEDROOM 2 11' 1" x 10' 6" (3.38m x 3.2m) Wood flooring, built-in mirrored front robes and storage.

SHOWER ROOM White suite comprising panelled shower cubicle with Triton shower, low flush WC, half pedestal wash hand basin with splash tiling, tiled floor, extractor fan, chrome heated towel rail.

OUTSIDE Well maintained communal grounds, secure allocated underground car parking space with additional visitor parking.