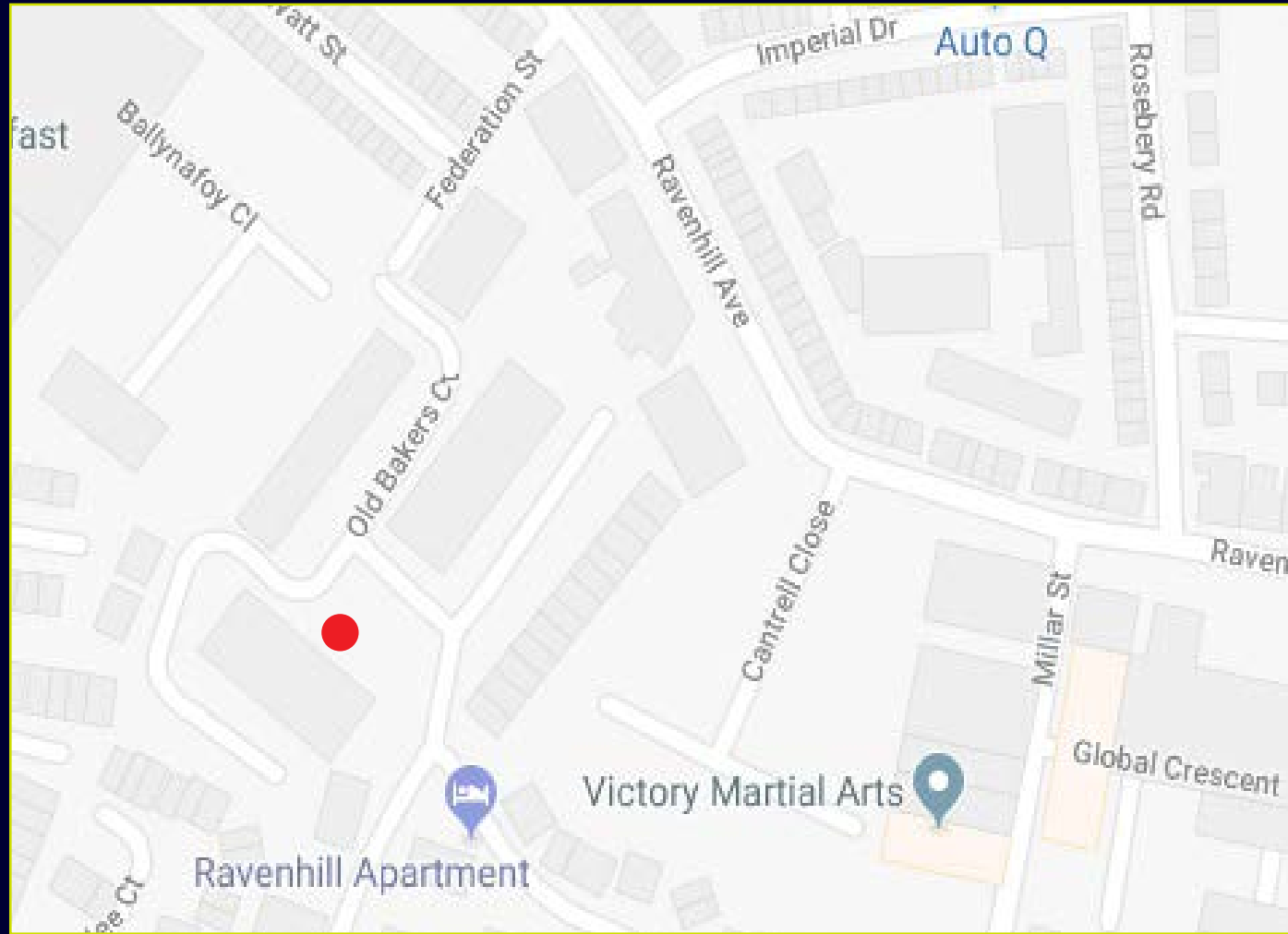
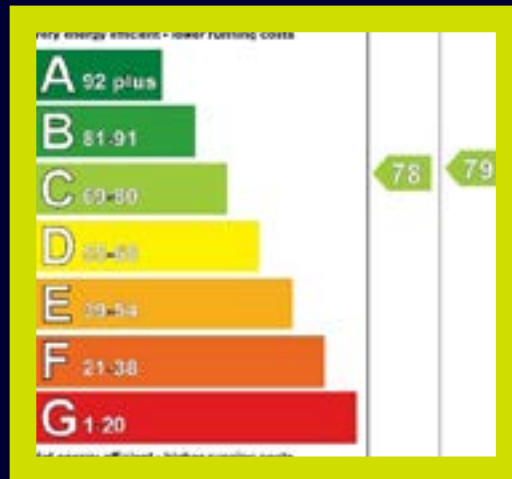


LOCATION MAP



LOCATION: Old Bakers Court, Ravenhill Road

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

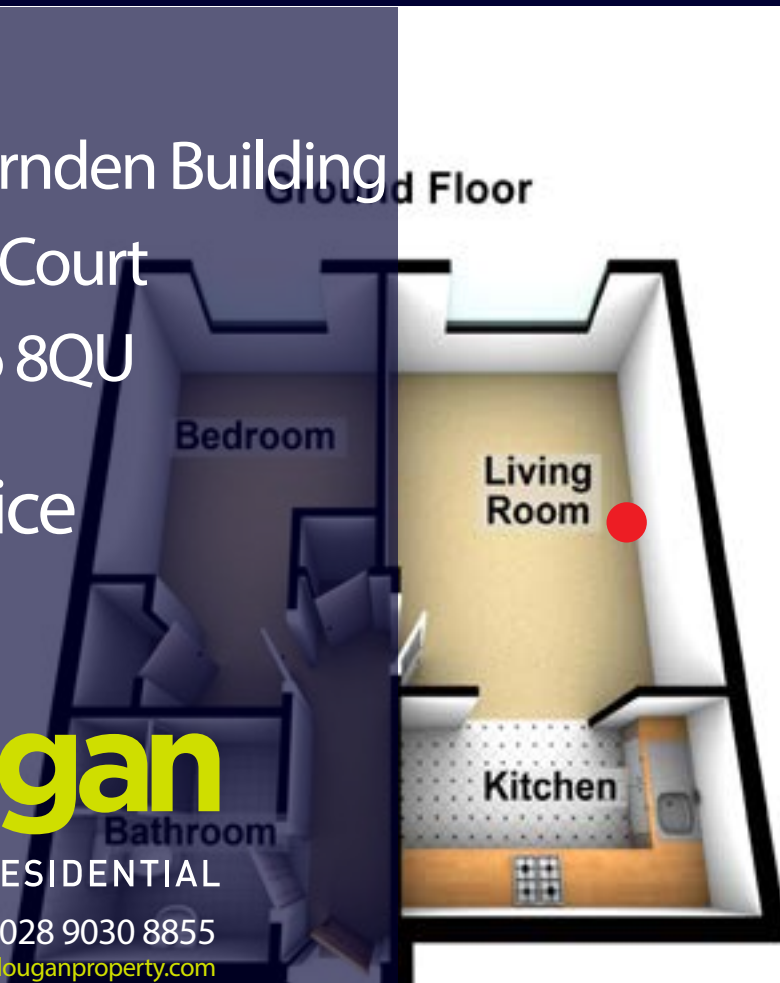


11 Hawthornden Building
Old Bakers Court
Belfast, BT6 8QU

Asking Price
£84,950

Dougan
RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

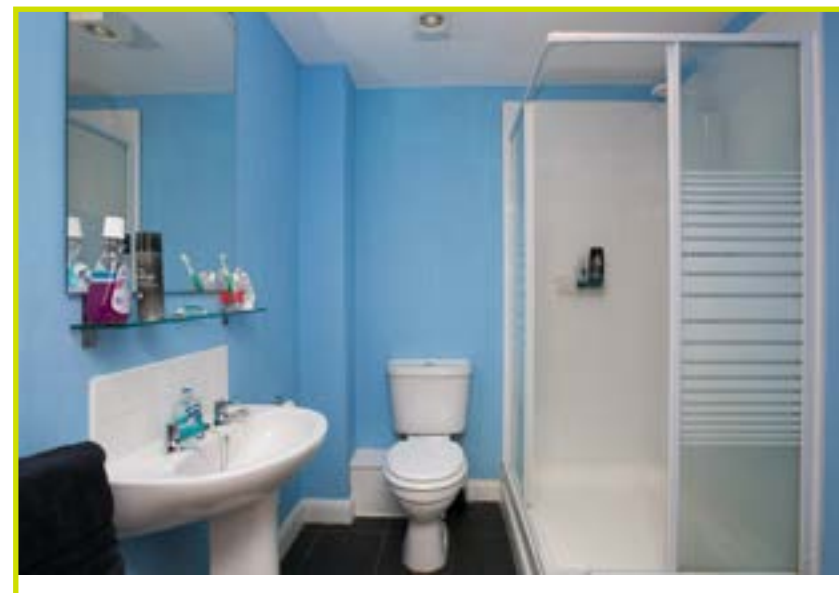
- Well Presented First Floor Apartment
- Walking Distance To Many Local Amenities
- Belfast City Centre Easily Accessible By Bus Or Car
- Bright And Spacious Living Room Open To -
- A Modern Fully Fitted Kitchen
- One Double Bedroom With Built In Storage
- Well Appointed Shower Room
- Gas Heating
- Double Glazed
- Communal Resident And Visitor Parking
- Access To The Onsite Gymnasium
- Extremely Popular Development
- Excellent First Time Buy Or Investment

SUMMARY

Well presented first floor apartment nicely positioned within the ever popular Old Bakers Court Development, Ardenlee, off the Ravenhill Road. The property benefits from an excellent location with many local amenities close at hand. Belfast City Centre is easily accessible by bus or car.

The apartment comprises of a bright and spacious living room open to a modern kitchen, well appointed shower and one bedroom with built in storage. The apartment further benefits from gas heating, double glazing and communal parking.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

COMMUNAL ENTRANCE HALL:

First Floor

ENTRANCE HALL:

Wood strip flooring, storage

LIVING ROOM OPEN TO KITCHEN:

22' 1" x 10' 8" (6.73m x 3.25m)

Kitchen:

Range of high and low level units with chrome handles and formica work surfaces, stainless steel sink unit, integrated oven and 4 ring gas hob, chrome extractor fan, space for fridge freezer, plumbed for washing machine, partly tiled walls

BEDROOM

(1): 16' 3" x 9' 5" (4.95m x 2.87m)

Built in storage

SHOWER ROOM:

Shower cubicle, wash hand basin with chrome taps and tiled splash back, low flush w.c, tiled floor

Outside

Access to communal gardens.

Resident and visitor parking.