

**Apt 24, Dunmore Building
32 Old Bakers Court
Belfast
BT6 8QX**

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£109,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80	74	76
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

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 BENNETT (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.

A well-presented third floor apartment located in the highly sought-after Old Bakers Court development just off the Ravenhill Road. Situated in a prime residential setting, providing ease of access to a host of popular social and recreational amenities, and transportation routes to Belfast City Centre and beyond. This superb property comprises of an open plan living to dining area leading to modern fitted kitchen, a well-proportioned bedroom with built-in wardrobe and a contemporary bathroom in white suite. The property further benefits from uPVC double glazed windows, gas fired central heating, underground secure residents' parking, adjoining gymnasium (small annual membership charge applicable) and well-maintained communal gardens. Providing ease of access to a wide variety of shops, cafes, bars and eateries afforded by the nearby Ormeau & Ravenhill Roads, this excellent apartment will have wide ranging appeal to a host of potential purchasers and an internal inspection is highly recommended to fully appreciate what is on offer.

Features

- A superb one-bedroom apartment located in a private, residential development just off the Ravenhill Road.
- Well-presented living/dining area open plan to kitchen.
- Modern fitted kitchen with a good range of high to low-level units.
- A well-proportioned bedroom with built-in wardrobe.
- Contemporary bathroom in white suite.
- Gas fired central heating and uPVC double glazed windows throughout.
- Private secure underground parking accessed via automatic gates from Ravenhill Avenue.
- Visitor parking, communal landscaped gardens and gymnasium on site.
- Superb location with Ormeau Park on your doorstep whilst remaining easily accessible to the City Centre and beyond.



Comprises

GLAZED COMMUNAL ENTRANCE:

Stair access to all floors. Hardwood front door leading to...

ENTRANCE HALL:

Laminate wood flooring. Access to roof space. Enclosed storage housing gas boiler.

OPEN PLAN KITCHEN/LIVING/DINING:

20'7" x 10'11" (6.28m x 3.32m)

At widest points. Good range of high to low-level fitted units. Stainless steel four ring gas hob, integrated oven and stainless-steel chimney style extractor fan. Plumbed for washing machine, Space for fridge-freezer. Single drainer sink unit with mixer taps. Partially tiled walls.

BEDROOM:

14'11" x 8'8" (4.55m x 2.65m)

At widest points. Built-in wardrobe.

BATHROOM:

6'8" x 6'3" (2.02m x 1.90m)

Three-piece bathroom suite comprising panelled bath with mixer taps, shower attachment and shower screen. Pedestal wash hand basin with mixer taps and tiled splash back. Low flush W/C. Partially tiled walls. Vinyl flooring. Extractor fan.

OUTSIDE:

Allocated underground car parking space accessed via Ravenhill Avenue. Visitor parking. Communal landscaped gardens. Communal gymnasium.

LOCATION:

Old Bakers Court is accessed from Ardenlee Crescent just off the Ravenhill Road.

