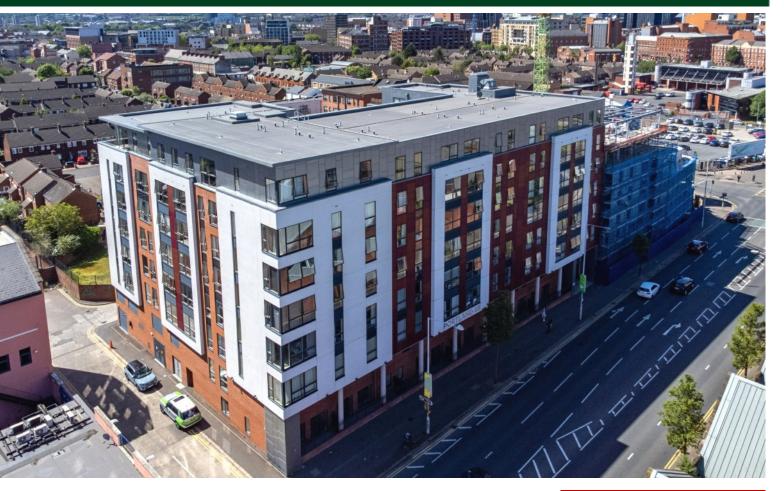
## TEMPLETON ROBINSON



An exceptional apartment in an outstanding apartment building close to Belfast city centre. Convenient to so many of the attractions and vibrant centre of the city, this fine home will have wide ranging appeal to those seeking a city base with an ambiance and charm.

The accommodation comprises, at fourth floor level, a spacious living room open plan to a delightful modern kitchen, two well proportioned bedrooms, the principal with an ensuite shower room, and a deluxe main bathroom are in turn complemented by double glazed windows, electric central heating, secure parking space, intercom entry system and lift access to all floors.

# Offers Over £215,000

Apt 411 Portland 88, 55 Ormeau Road, BELFAST, BT7 1FD

Viewing by appointment through agent 028 9066 3030



- An Outstanding Level 4 Apartment in this Exceptional Development
- A South Facing Apartment with Excellent Internal Presentation & Overall Ambiance
- Spacious Living Room Area Open Plan to Delightful Modern Kitchen
- Modern Kitchen with Range of Built-in Units & Integrated Appliances
- 2 Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- Main Bathroom
- Double Glazed Windows
- Electric Heating with Dimplex Monterey Heaters Throughout/Intercom Entry System/Lift to all Floors
- Alexa or Remote Controlled Smart Blinds
- Secure Parking Space at Ground Level
- EWS1 Certificate in place



The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE: Lift to . . .

Fourth Floor

ENTRANCE HALL: Storage cupboard.











EXCELLENT MODERN KITCHEN AREA: 12' 0"  $\times$  8' 10" (3.66m  $\times$  2.69m) Exceptional range of high and low level units, integrated fridge freezer, integrated microwave, integrated oven and built-in hob, integrated dishwasher, single drainer sink unit with mixer tap.









PRINCIPAL BEDROOM: 13' 8" x 8' 10" (4.17m x 2.69m) Built-in robe.





BEDROOM (2): 10' 1" x 6' 7" (3.07m x 2.01m)





MAIN BATHROOM: 8' 10" x 5' 9" (2.69m x 1.75m) Tiled panelled bath with telephone hand shower and overhead shower, low flush wc, wash hand basin in vanity unit, heated towel rail, tiled floor, part tiled walls, halogen spotlights.



Outside

Parking space in secure underground parking area.



## Location:

Ormeau Road heading into town Portland 88 is on the left hand side just before Donegall Pass.

## TEMPLETON ROBINSON

#### **Fourth Floor**

Approx. 65.3 sq. metres (702.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.5 sq. feet)

This plan is for illustrative purposes only. Plan produced using PlanUp.

### Apt 411 Portland 88

Energy Rating

Epc Type: Domestic
Current: C78
Potential: C78
EPC Landmark Code: 0249-7079-0399-7501-2954
Epc Ceritificate

Current Potential

Very energy efficient - lower numing costs

A 92-100
B 81-91
C 69-80
D 55-68
E 39-54
F 21-38
G 1-20

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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