



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
£199,950

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.

LIVING ROOM: 17' 3" x 11' 3" (5.26m x 3.43m) Modern feature flooring.



EXCELLENT MODERN KITCHEN AREA: 12' 0" x 8' 10" (3.66m x 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.



ENSUITE SHOWER ROOM: Low flush wc, pedestal wash hand basin, double shower cubicle.



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.

Telephone 028 9066 3030
www.templetonrobinson.com

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 Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

