



Apt 60 The Greenwood Building, Ravenhill Road, Belfast, BT6 8QZ

Asking Price £169,950

Situated just off the Ravenhill Road, Old Bakers Court has always been a popular location with its close proximity to the City Centre, transport links to most parts of the City and is within walking distance to the coffee shops, restaurants and entertainment facilities of the Ormeau Road. This particular duplex apartment offers spacious well proportioned accommodation over two floors, comprising three bedrooms, master with en-suite, spacious lounge dining with access to balcony, modern fitted kitchen and white bathroom suite. The apartments are also very efficient with gas heating and double glazing. Externally there is ground level communal parking and additional under ground parking. As part of the management fee there is access to a fully equipped on site gym. An excellent, spacious apartment that would make an ideal first time purchase and / or investment.

- First Floor Apartment
- Master Ensuite
- Balcony From Lounge
- Gas Heating
- Three Bedrooms
- Spacious Lounge
- White Bathroom Suite
- Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
 EU Directive 2002/91/EC

First Floor Apartment

Outside steps providing access to the first floor. Communal door providing access to second floor and front door to Apt 60. Entrance hall. Built in storage.



Lounge/Dining Area 16'1 x 13'1 (4.90m x 3.99m)

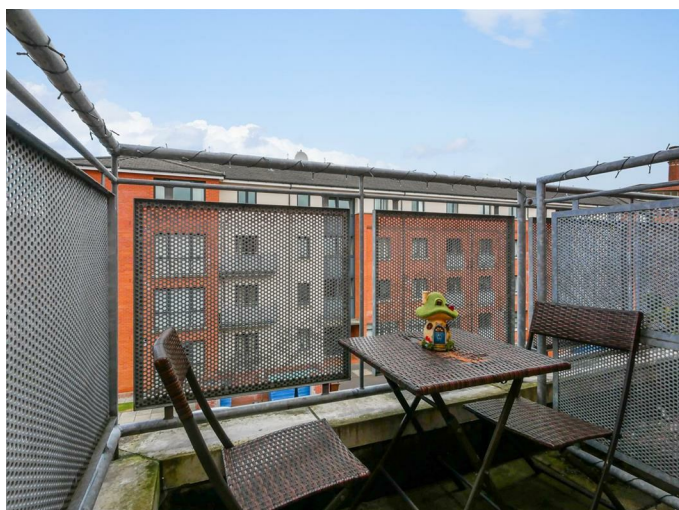


Laminate flooring. Access to balcony.

Modern Fitted Kitchen 8'2 x 8'2 (2.49m x 2.49m)



Full range of high and low level units, formica work surfaces, built in four ring hob, stainless steel overhead extractor fan, stainless steel under oven, part tiled walls. Plumbed for washing machine.



Bedroom Two 11'6 x 7'10 (3.51m x 2.39m)

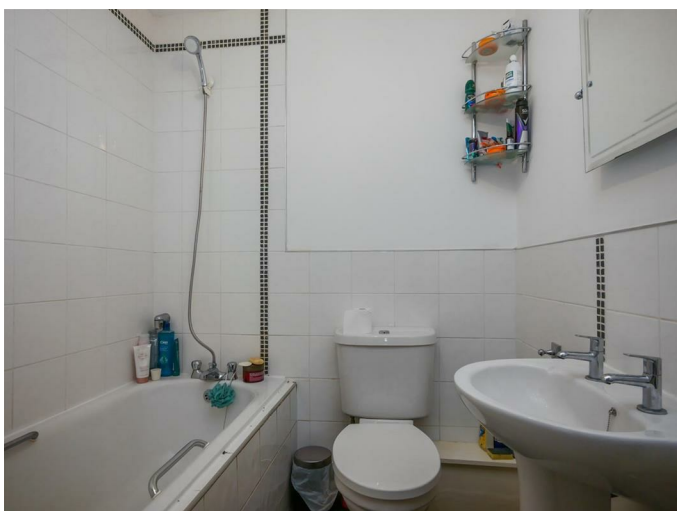


Built in robe.

Bedroom Three 9'6 x 7'10 (2.90m x 2.39m)



White Bathroom Suite



White bathroom suite with panelled bath and mixer taps and shower above. Pedestal wash hand basin. Low flush w.c Part tiled walls.

Stairs to 3rd Floor

Large walk in storage area.

Master Bedroom 15'9 x 15'1 (4.80m x 4.60m)



At widest points. Built in storage.



En-suite



Comprising walk in shower cubicle, pedestal wash hand basin, low flush w.c

Outside

Communal parking at street level. Access to underground parking facility.

On Site Gym

Management Fee

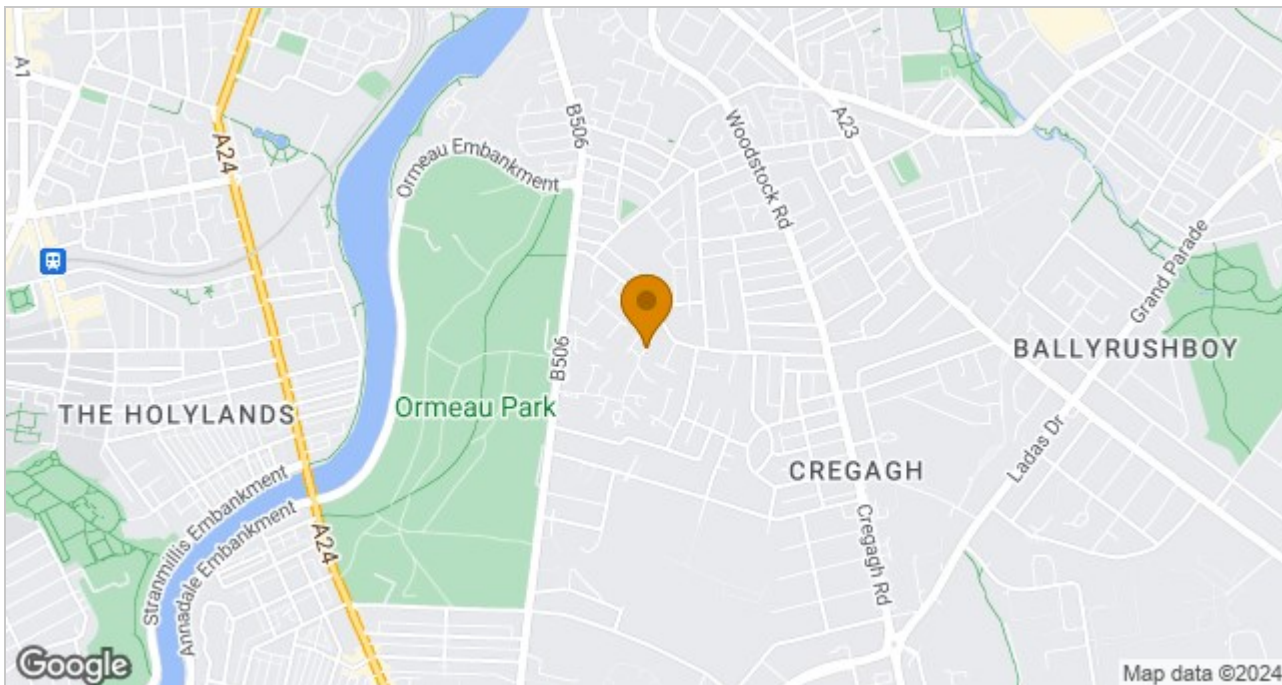
Charles White Property Management. £1100.00 per annum. building insurance included. All exterior works. Gardening and gym included.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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