

simon**BRIEN**
RESIDENTIAL

Apartment 6.05 Portland 88
Ormeau, BT7 1FE



Offers Over £209,950

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KEY FEATURES

Well Presented Two Bedroom Sixth Floor Apartment Located on the Ormeau Road in South Belfast
 Constructed Circa 2019
 Conveniently Located Within Walking Distance to Belfast City Centre
 Within Close Proximity to the Ormeau Road and Ravenhill Road
 Fantastic Private Outlook Across Belfast City Centre and the Ormeau Road
 Close to Excellent Schools, Parks, Belfast City Airport and the City Hospital
 Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
 Built in Slide Robes with Additional Storage
 L-Shaped Open Plan Kitchen Living Dining Space
 Separate Family Bathroom with Modern White Suite
 Bespoke Fully Fitted Kitchen with Range of Built in Appliances and Quartz Stone Worktops
 Ample Space for Casual Dining Area
 Built in Utility Storage
 Lift Access to All Floors
 Electric Heating with Modern Dimplex Monterey Heaters
 UPVC Double Glazing Throughout
 Excellent Energy Efficiency Rating
 Management Fee Approximately £1300 P/A
 No Onward Chain
 Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
 Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well-proportioned two bedroom sixth floor apartment positioned just off the Ormeau Road in South Belfast. Recently constructed to a high specification throughout, the location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Queens University and the City Hospital are also within striking distance of the apartment.

In short the property comprises of: stunning communal reception hall, lift access to all floors, open plan kitchen living dining space, bespoke fully fitted kitchen with high and low level units and quartz stone worktops, utility area, two well proportioned bedrooms with built in slide robes, main bedroom with en-suite shower room and a separate family bathroom with white suite.

The property further benefits from UPVC double glazing throughout, modern Dimplex electric heating system and no onward chain.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

ENTRANCE

Communal entrance hallway with electric doors and access to all floors, hardwood front doors into reception hall



GROUND FLOOR

HALLWAY:

Intercom system.



KITCHEN/LIVING/DINING SPACE:

24' 6" x 16' 6" (7.47m x 5.03m)

Open plan bespoke fully fitted kitchen, range of high and low level units, quartz stone worktops and upstand, four ring Bosch touchscreen ceramic hob with quartz stone splashback and built in extractor fan, inset stainless steel single drainer sink with side drainer and chrome taps. Built in fridge/freezer, dishwasher, high level Bosch oven and grill and high level Bosch microwave. Laminate effect flooring, ample space for casual dining, low voltage recessed spotlighting, panoramic window with views to Ormeau, Harland & Wolff cranes and Belfast City Center.



UTILITY ROOM:

Laminate worktops, access to water cylinder, plumbed for washing machine and tumble dryer, fresh air system and electric meter. Low voltage spotlighting.

BEDROOM (1):
12' 5" x 8' 0" (3.78m x 2.44m)

Built in slide robes, outlook across Ormeau Road.



BEDROOM (2):
12' 5" x 9' 5" (3.78m x 2.87m)

Floor to ceiling window and outlook to Ormeau Road, built in slide robes



FAMILY BATHROOM:

White suite comprising, low flush WC with wall mounted push button, wash hand basin with chrome mixer taps, partly tiled walls, tiled floor, tiled panelled bath with fixed glass door, chrome thermostatic control valve and telephone attachment. Heated towel rail, low voltage recessed spotlighting and extractor fan.

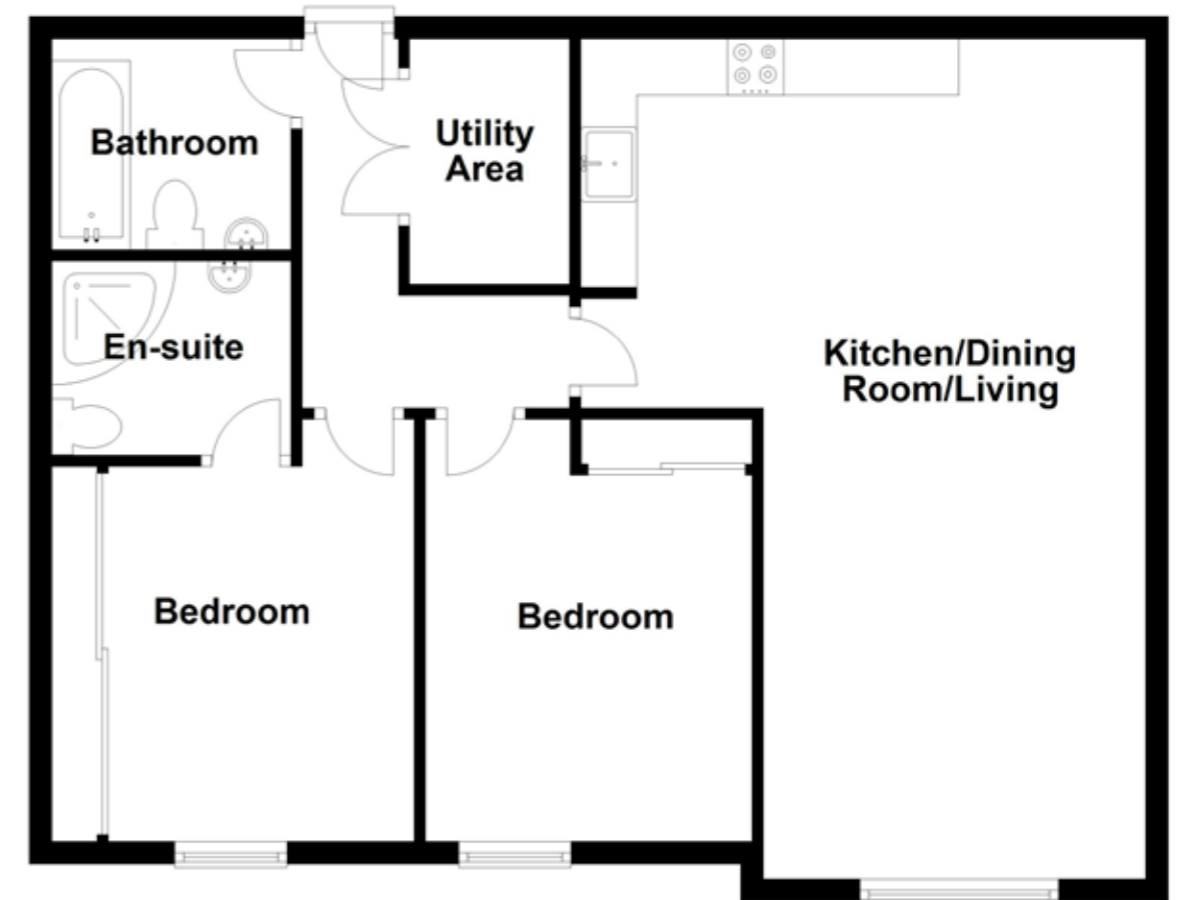


ENSUITE SHOWER ROOM:

White suite comprising, low flush WC with push button, floating wash hand basin with chrome mixer tap, corner shower with glass sliding door, chrome thermostatic control valve and telephone hand attachment and rainfall headset. Partly tiled walls, tiled floor, heated towel rail, low voltage recessed spotlighting and extractor fan.

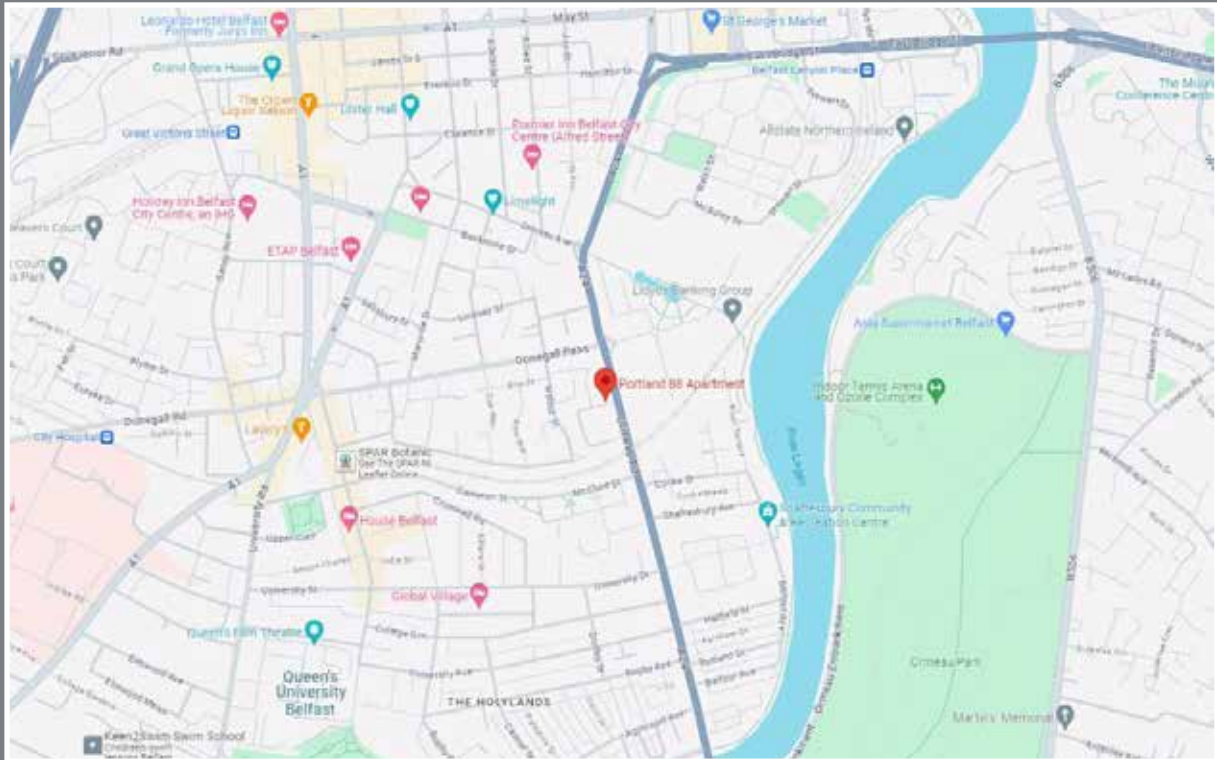


Ground Floor



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

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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