



5 Ardenlee Park, Ravenhill Road, Belfast, BT6 8QR

Asking Price £155,000

Situated within the ever popular Ardenlee Green development off the Ravenhill Road, this spacious 1st floor apartment comprises two double bedrooms, both with built in storage, one reception room, a fitted kitchen and recently fitted white bathroom suite. In addition to electric heating system and double glazing this property has been well maintained and is only further complemented by it's internal presentation and finish leaving any potential purchaser with little to do but add furniture. For those who enjoy keeping fit there is access to the on site gymnasium and for those who enjoy the outdoors Ormeau Park is just a few minutes walk away. An excellent first time purchase and or investment, located in a high demand location, it is one that can only be appreciated upon internal inspection.

- 1st floor apartment
- Two good size bedrooms, both with built in storage
- Spacious lounge / dining
- Fitted kitchen
- Brand new bathroom suite
- Economy 7 heating
- Double glazed windows
- Balcony from bedroom 2
- Parking to the rear
- Cul de sac setting

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		81
(81-91) B		77	
(69-80) C			
(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	

The accommodation comprises

Hardwood front door leading to the reception hall

Reception hall

Inner door leading to the lounge

Lounge 14'2 x 13'8 (4.32m x 4.17m)



Laminate flooring.

Kitchen 10'2 x 8'3 (3.10m x 2.51m)



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and under oven, extractor fan, plumbed for washing machine, fridge freezer space, tiled floor.

Bathroom 6'9 x 6'6 (2.06m x 1.98m)



New white bathroom suite comprising panelled bath, Triton T80 shower, low flush w/c, pedestal wash hand basin, wash hand basin with storage below. part tiled walls, tiled floor.

Bedroom 11'2 x 10'3 (3.40m x 3.12m)



Built in sliding robes.

Bedroom 2 11'7 x 8'5 (3.53m x 2.57m)



Laminate flooring, built in robe. Access to the balcony.

Balcony



Access from bedroom 2.

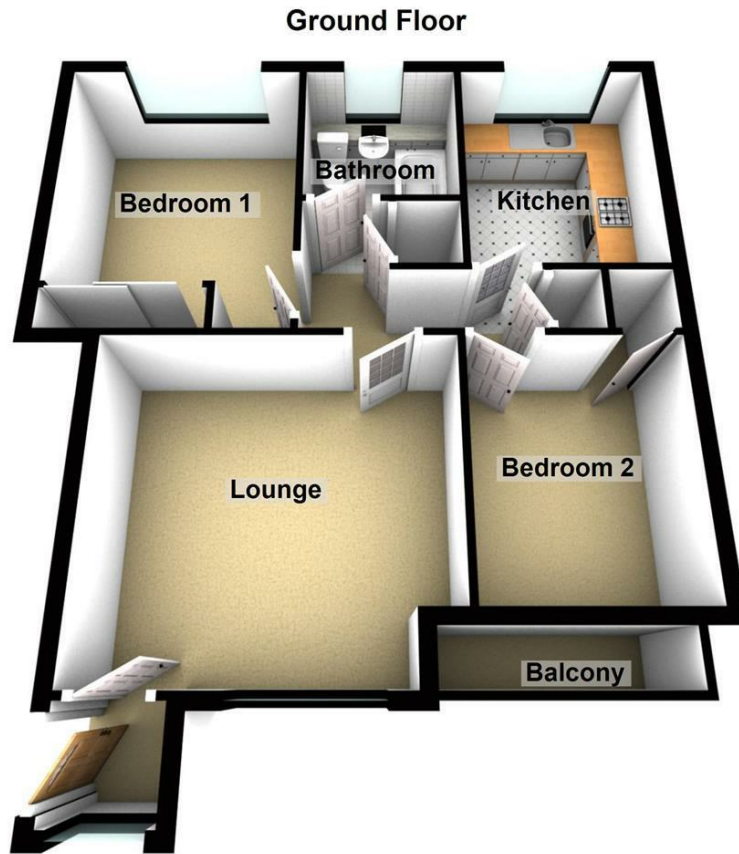
Outside

Communal area to the rear with ample parking facilities.

Management charges

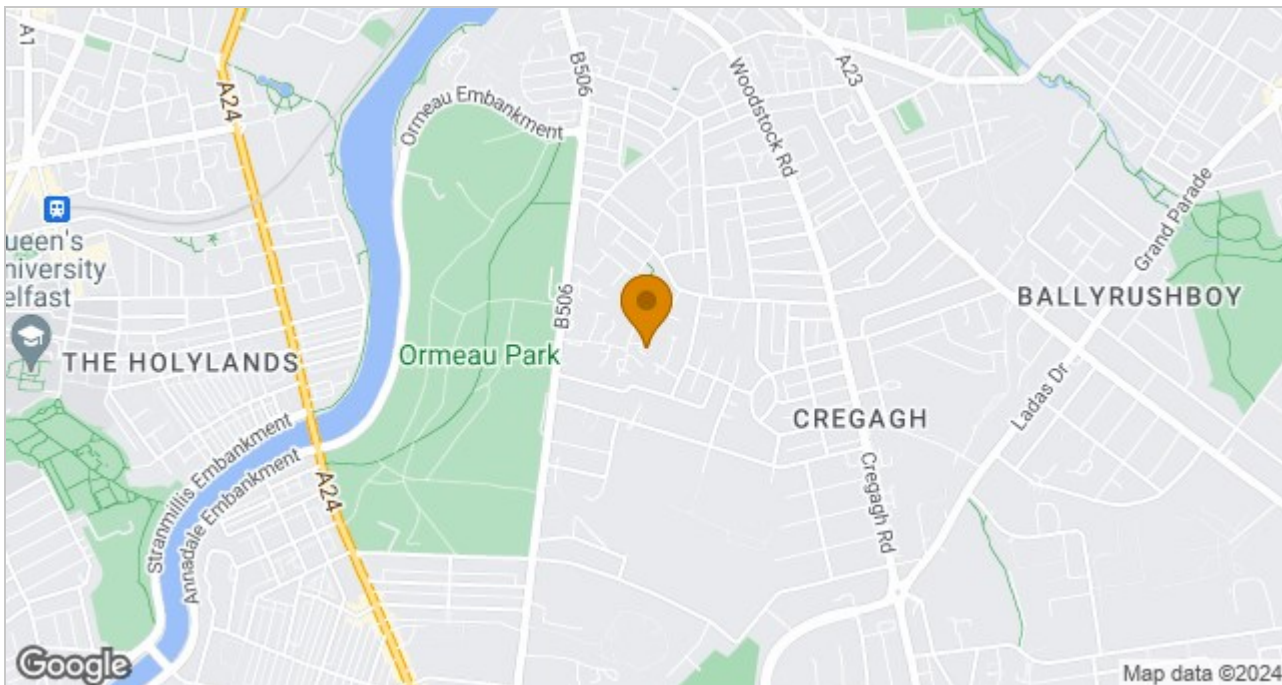
CSM management £42.29 per month

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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