



The Bakery is a fantastic development in one of Belfast's landmark buildings. This spacious duplex apartment offers bright and spacious accommodation with a feature decked balcony area enjoying magnificent views across Belfast to Antrim Hills and beyond across the city.

The property has a large open plan kitchen/dining/living space with two double bedrooms (principal with ensuite shower room) and contemporary bathroom suite.

This development also benefits from a superb location overlooking Ormeau Park on the Ormeau Road and is on a main arterial route into Belfast City Centre. Well-maintained river Lagan walkways lead to the Waterfront Hall and the City Centre.

Offers Over
£269,950

Apt 340 The Bakery,
311 Ormeau Road,
BELFAST,
BT7 3GB

Viewing by
appointment
through agent
028 9066 3030

- Superb duplex apartment
- Spacious open plan living/dining room
- Large decked balcony with magnificent views across Belfast to Antrim Hills
- Contemporary fully fitted kitchen
- Bathroom with white suite
- Two large double bedrooms (principal bedroom with ensuite shower room)
- uPVC double glazing/gas fired central heating
- Secure car parking for one car
- Access to penthouse gym with roof terrace
- Glazed central links specifically designed glass lifts with views over courtyard gardens
- Excellent convenience to Belfast City Centre (approximately one mile)
- Outstanding communal areas and communal courtyard gardens designed by Diarmuid Gavin



The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Stairs and lift to:

Third Floor

Oak front door to:

RECEPTION HALL: Oak wooden floor. Inner door through to:



BEDROOM (2): 14' 0" x 8' 8" (4.27m x 2.64m) Built-in sliding robe. Beautiful views over courtyard to Ormeau Road.



SHOWER ROOM: White suite comprising close coupled wc, pedestal wash hand basin, chrome mixer taps, built-in shower cubicle with chrome shower unit, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan.



Telephone 028 9066 3030
www.templetonrobinson.com

Stairs to:

Upper Level

LANDING: Low voltage spotlight. Built-in storage cupboard.

PRINCIPAL BEDROOM: 16' 11" x 12' 9" (5.16m x 3.89m) Views over courtyard to Ormeau Road and Gilnahirk Hills. Built-in robes with sliding doors.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, chrome mixer taps, chrome heated towel rail. Built-in shower cubicle with built-in shower unit, tiled splashback, porcelain tiled floor.



KITCHEN/LIVING/DINING AREA: 24' 9" x 18' 0" (7.54m x 5.49m) Modern fully fitted kitchen with excellent range of high and low level units, Corian worktops, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, built-in oven, five ring gas hob, extractor fan above. Concealed gas fired boiler, built-in wine rack, part tiled walls, integrated fridge and freezer, integrated dishwasher, ceramic tiled floor. Open to:

DINING AND LIVING SPACE: Oak wooden floor, low voltage spotlight, aluminium sliding doors to:



Telephone 028 9066 3030
www.templetonrobinson.com

Outside

BALCONY: Composite decking, stunning panoramic views across Belfast to Lyric Theatre and Antrim Hills. Space for outdoor entertaining.



One covered parking space.

Management Company: MB Wilson .

Service charge £1,670 per annum

Sinking Fund £140 per annum

Ground Rent £100 per annum

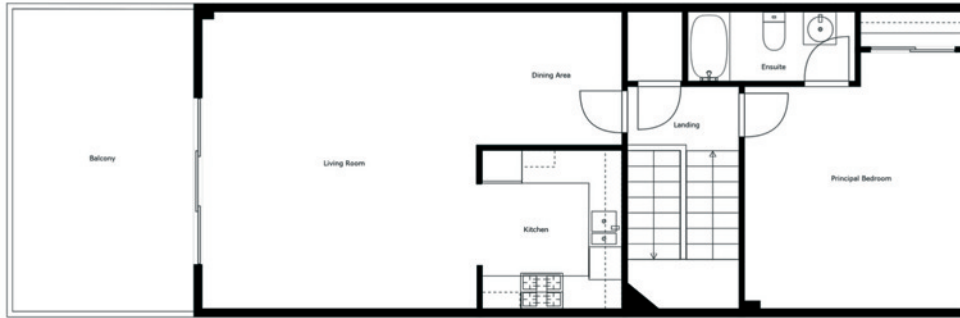
Location:

Ormeau Road, heading out of town past Ormeau Park on the left hand side, the Bakery Development is then on your right hand side.



Telephone 028 9066 3030

www.templetonrobinson.com

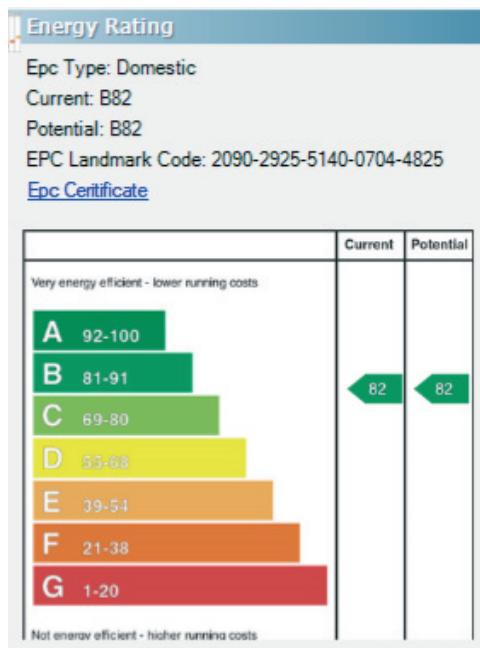


Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.



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.