






A fabulous two bedroom second floor apartment in a prestigious development  
Well presented and in immaculate condition throughout  
Kitchen with integrated appliances - open to the living & dining room  
Master bedroom with an en-suite shower room  
Gas heating system and double glazed windows throughout  
Allocated parking for residents and additional spaces for visitors

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### Walk This Way!

This second floor apartment is beautifully presented and offers spacious accommodation in a much sought after location on the banks of the River Lagan. With the Ormeau & Stranmillis Road, Cutters Wharf and the City Centre within walking distance, the standard of living is sure to be high. Apartments in this area are highly sought after, especially those with a stylish finish throughout.

The apartment comprises a spacious entrance hall with laminate wood floor with cloak space, built-in storage, a spacious living and dining room open plan to a kitchen with integrated appliances, a master bedroom with a modern en-suite shower room, a further double bedroom and a bathroom with a modern suite. The apartment is bright and spacious and would be an ideal first time buy or a great investment opportunity for someone looking to add to their rental portfolio.

There are well-maintained communal spaces to enjoy, a car park with allocated residents parking and space for visitors as well as plenty parking near by.

There is a monthly management fee of £115 per month. This includes, lift maintenance, gardening, communal area cleaning & painting, winter gritting, roof and gutter maintenance and window cleaning.

There are a number of parks and popular sports and leisure facilities close by, including the Lagan Towpath and the Boat Club for tennis or squash fans. To the rear of the Wellington Square development is a residents pathway with a secured gate that leads to Ailesbury Road and provides easy access to amenities on the Ormeau Road and the extremely popular Forestside Shopping Centre.

### Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

To arrange a viewing or for further information contact Michael Chandler Estate Agents on 02890 450 550 or email [property@michael-chandler.co.uk](mailto:property@michael-chandler.co.uk)



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

**REQUEST VALUATION**  
We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

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