

406 Portland 88, Ormeau Road, Belfast, BT7 1FD

Price: £239,950





McGuinness |  
Fleck |

# Luxury, Style and Space In South Belfast

**Price: £239,950**

2 | 2 | 1

This is a fantastic opportunity to acquire a beautiful apartment in one of the finest apartment developments in Belfast. The stunning fourth floor apartment is stylishly presented and offers spacious accommodation in a much sought-after location close to the city centre. The development has easy access to both the city centre and the motorway network.

The property comprises two large double bedrooms, one with an ensuite shower room and a separate main bathroom with modern suite. The open plan main lounge, kitchen/dining area offers light filled living opening out onto an extensive decked balcony with views across the city.

Ready to move in and enjoy with nothing to do, with allocated car parking parking and access to communal gardens set within the development we highly recommend immediate viewing.

Superb Fourth Floor Apartment  
Bright spacious open plan lounge/dining area  
Kitchen with integrated appliances  
Two double bedrooms  
Stylishly presented, chain free and in immaculate condition throughout



**Seamus McFlynn**

Email: [seamus.mcflynn@mcguinnessfleck.com](mailto:seamus.mcflynn@mcguinnessfleck.com)

Phone: 07872 841317

7 Pattons Lane | Holywood | BT18 9FX  
(0)28 9068 3020 | [info@mcguinnessfleck.com](mailto:info@mcguinnessfleck.com)

**McGuinness  
Fleck**



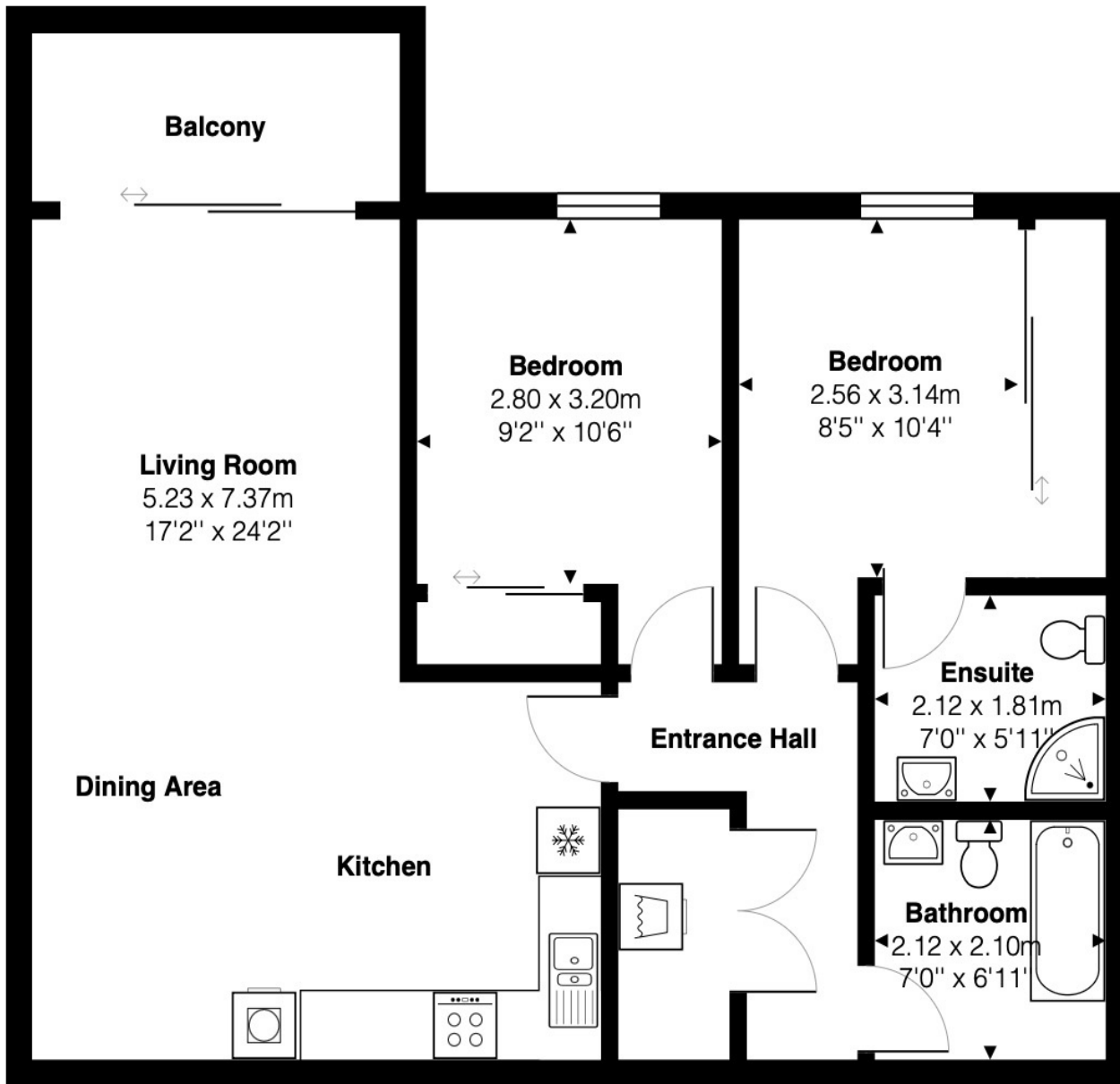


McGuinness |  
Fleckl



McGuinness |  
Fleck |

# 406 Portland 88, Ormeau Road, Belfast, BT7 1FD



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		