



## 131 Annadale Flats, Annadale Avenue, Belfast, BT7 3AY

**Asking Price £110,000**

Set just off the banks of the River Lagan, this spacious top floor apartment would make an ideal starter home or investment in a central location, convenient to Belfast City centre and numerous other amenities on the Ormeau Road and Stranmillis located on the other side of the Embankment. The accommodation in brief consists of three good size bedrooms, spacious lounge, a fitted kitchen with a small balcony area and white bathroom suite completes the accommodation. The heating is a gas fired system and the windows are double glazed. Externally there is a storage unit on the ground floor and to the rear there is a communal garden space. A chain free onward sale, early viewing comes highly recommended!

- Top floor apartment
- Spacious lounge
- White bathroom suite
- Double glazed windows
- Communal outside space
- Three good size bedrooms
- Fitted kitchen with access to small balcony area
- Gas fired central heating
- Storage on the lower floor
- Fronting Annadale Embankment

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	64
(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

Communal entrance door to communal entrance hall.

### Communal entrance hall

Storage on the lower floor. Steps to the top floor.

### Apartment entrance

Hardwood and glass panelled front door leading to the entrance hall.

### Entrance hall

2 x built in storage robes.

### Lounge 15'6 x 11'8 (4.72m x 3.56m)



Laminate flooring.

### Kitchen 12'3 x 8'5 (3.73m x 2.57m)



Range of high and low level units, single drainer sink unit, cooker space, work surfaces, plumbed for washing machine, gas boiler, access to the balcony area.

### Balcony area



### Bathroom 7'1 x 5'8 (2.16m x 1.73m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

### Bedroom 1 15'6 x 11'8 (4.72m x 3.56m)



Laminate flooring.

### Bedroom 2 15'2 x 10'6 (4.62m x 3.20m)



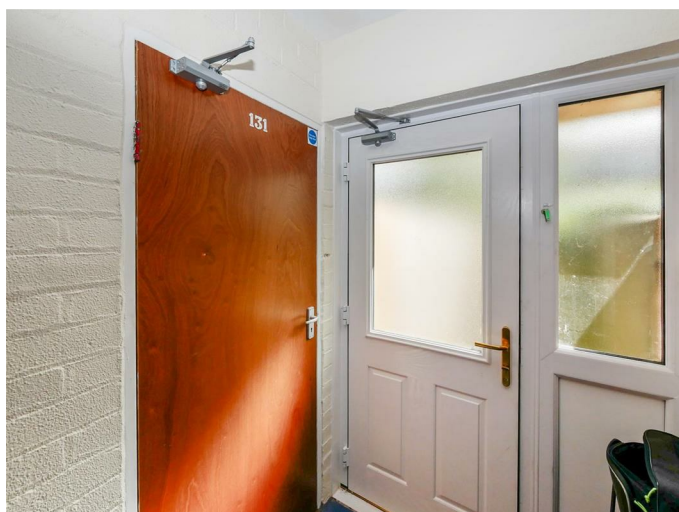
Laminate flooring.

### Bedroom 3 14'8 x 11'3 (4.47m x 3.43m)



Laminate flooring.

### Storage



Ground floor storage cupboard.

### Outside

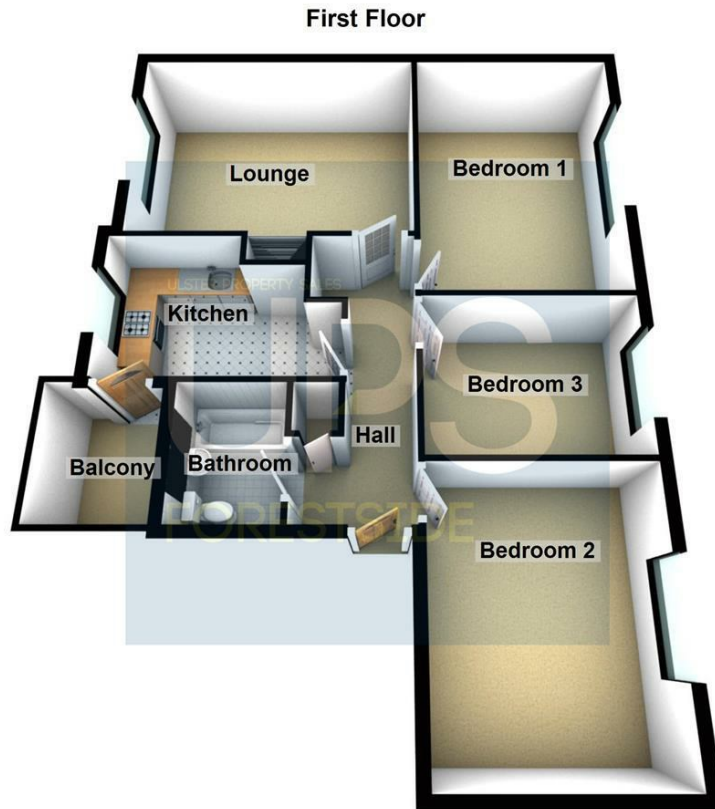


Communal garden area to the rear of the property.

### Note

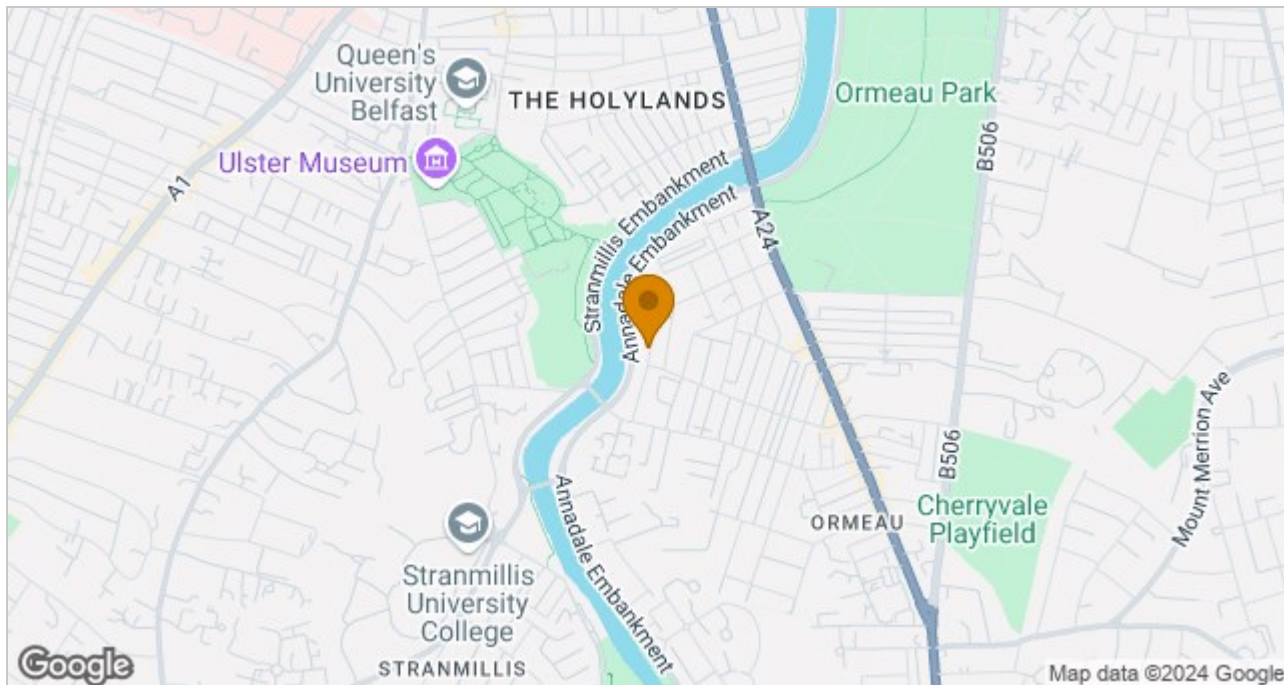
Service charge is £431.20.

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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