



Stunning 2nd floor apartment with lift access, set in a convenient location close to Belfast City Centre location and immaculately presented by its current owners. This property will appeal to the buyer looking for that little something extra.

The apartment features taller than standard height ceilings, extensive use of oak wooden flooring offering a modern and stylish living accommodation throughout. The accommodation briefly comprises, bright living/dining room with raised seating area open plan to luxury fitted kitchen with integrated appliances, two double bedrooms – Principal with contemporary ensuite shower room in addition to the central bathroom. Double glazing and gas central heating enhance the low maintenance appeal and the property further benefits from an on-site fitness suite and the essential secure car parking space.

Not your standard apartment we recommend an internal appraisal at your earliest convenience.

Offers Over
£244,950

Apt 231 The Bakery,
311 Ormeau Road,
Belfast,
BT7 3GA

Viewing by
appointment
through agent
028 9066 3030

- Beautiful second floor apartment with lift access situated on the highly desirable Ormeau Road
- Spacious living and dining room, open plan to a luxury fitted kitchen
- Two double bedrooms; Principal with contemporary ensuite shower room
- Modern bathroom with white suite
- Gas heating; Double glazing
- Secure carparking; Fitness suite; Intercom system



The Property Comprises:

Second Floor

Hardwood front door to . . .

HALLWAY: Storage cupboard, recessed lighting.

LIVING/DINING ROOM: 20' 5" x 11' 4" (6.22m x 3.45m) Solid wood flooring, recessed lighting, steps to dining area, mountain views.



LUXURY FITTED KITCHEN: 10' 6" x 8' 8" (3.2m x 2.64m) Range of high and low level units, polished stone work surfaces, built-in oven, ceramic hob with extractor above, integrated fridge freezer, dishwasher and microwave, stainless steel sink with mixer tap, tiled splashback, feature tiled floor.



PRINCIPAL BEDROOM: 19' 3" x 10' 5" (5.87m x 3.18m) Herringbone flooring, built-in sliding robes.

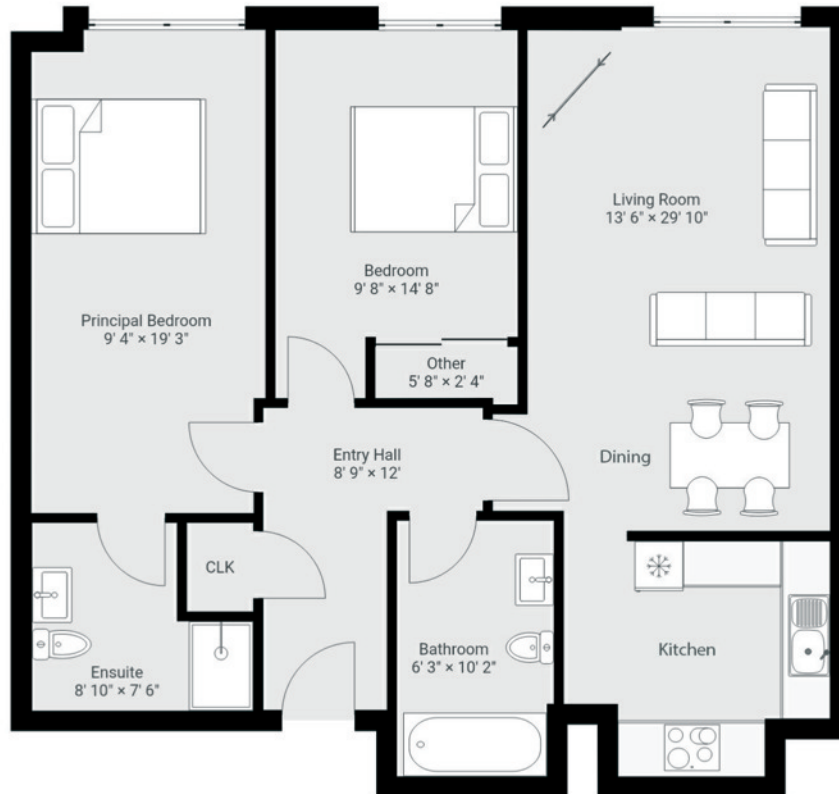
FULLY TILED ENSUITE SHOWER ROOM: Comprising low flush wc, floating wash hand basin, walk-in shower with waterfall shower head, heated towel rail, extractor fan.



BEDROOM (2): 15' 0" x 9' 4" (4.57m x 2.84m) Solid wood flooring, built-in sliding robes.

FULLY TILED BATHROOM: 9' 10" x 6' 5" (3m x 1.96m) Comprising low flush wc, wash hand basin, bath with overhead shower, chrome heated towel rail, recessed lighting, extractor fan.





Management company: MB Wilson

Service Charge: £1640 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.

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

Energy Rating

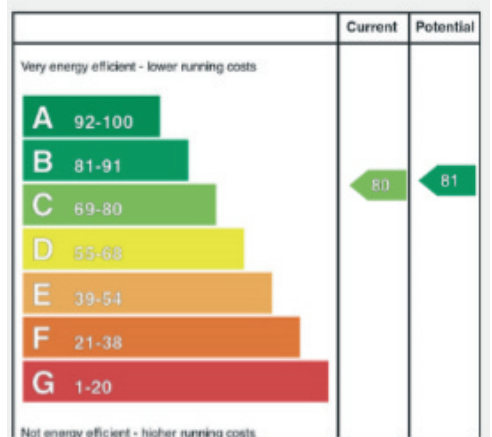
Epc Type: Domestic

Current: C80

Potential: B81

EPC Landmark Code: 0139-3010-0226-7601-4964

[Epc Certificate](#)



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