



THIS FLOORPLAN IS PROVIDED AS AN ILLUSTRATION ONLY



This spacious, apartment occupies an excellent location just a few minutes walk from the thriving Lisburn Road and all its amenities including Belfast City Hospital and Queen's University with the city centre easily accessible. It is close to the main road network whether North or South for the commuter.

The property offers spacious accommodation comprising; entrance hall with cloaks cupboard, generous lounge with dining area open to modern fitted kitchen with faux balcony. There are two good sized bedrooms, one with ensuite shower room and modern bathroom. The apartment benefits from gas fire central heating and double glazed windows.

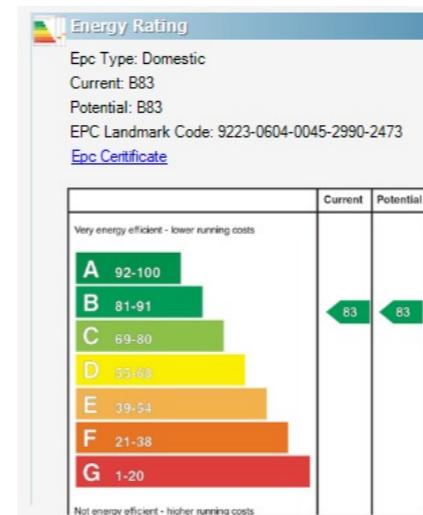
Recent sales in this development have proven popular and should appeal to owner occupiers and investors alike, early viewing is encouraged.

Offers Over
£148,500

Apt 23 South Studios,
85 Tates Avenue,
Belfast,
BT9 7BS

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
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.

Apt 23 South Studios,
85 Tates Avenue,
Belfast, BT9 7BS

Property Features

- Spacious Two Bedroom First Floor Apartment on the First Floor
- Communal Hall with Stairs and Lift
- Entrance Hall Cloaks Cupboard
- Spacious Lounge and Dining Area with Faux Balcony
- Open Plan to Modern Fitted Kitchen
- Good Sized Double Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Gas heating / Double Glazed Windows
- One Secure Car Parking Space
- Only a Short Walk from Lisburn Road, City Hospital & Queen's University with the City Centre also Accessible
- Ideal for Owner Occupiers or Investors

Location:

From the Lisburn Road turn onto Ashley Avenue and at the bottom left onto Fane Street and left again and South Studios is at the top of the left (pedestrian access from Tates Avenue).

Property Comprises

Ground Floor

Lift and stairs to . . .

First Floor

Hardwood front door to . . .

ENTRANCE HALL: Meter cupboard, cloaks cupboard.

LOUNGE: 15' 9" x 12' 7" (4.8m x 3.84m) Faux balcony, laminate wood effect floor. Open plan to . . .

DINING ROOM: 9' 5" x 8' 11" (2.87m x 2.72m) Laminate wood effect floor. Open plan . . .

MODERN FITTED KITCHEN: 8' 0" x 7' 9" (2.44m x 2.36m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, four ring gas hob, electric oven with extractor fan above, space for fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor.

BEDROOM (1): 13' 0" x 12' 3" (3.96m x 3.73m) Faux balcony.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with Mira electric shower, fully tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (2): 12' 2" x 9' 2" (3.71m x 2.79m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with shower over, fully tiled walls, ceramic tiled floor, extractor fan.

