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**25 South Studios, 85 Tates Avenue**

**Belfast  
BT9 7BS**

**Offers In Region Of £115,000**



## 25 SOUTH STUDIOS, 85 TATES AVENUE, BT9 7BS

- Apartment in a Popular Modern Development
- Bright & Spacious Lounge Open Plan to Dining Area
- Open Plan Fitted Kitchen
- One Double Bedroom
- Shower Room with White Suite
- Gas Central Heating / Double Glazed Windows
- Secure Allocated Parking Space & Additional Visitor Parking
- Highly Convenient Location for Public Transport and Motorway Access
- Ideal for Investors and Owner Occupiers

This superb apartment is ideally located in a prime location within this prestigious and popular modern development.

The property offers bright accommodation with a South facing aspect, accessed via an impressive communal entrance hall and courtyard. The generous accommodation includes a bright lounge with dining area which is open plan to the kitchen along with a generous double bedroom and shower room with modern suite.

In addition the property benefits from access to beautifully maintained communal areas along with gas fired central heating, double glazed windows and an allocated car parking space.

Set in a quiet, private and convenient location, convenient to a wide range of amenities, this property can only be fully appreciated on internal inspection.

### PROPERTY COMPRISES

**COMMUNAL LOBBY** Communal front door to communal entrance hall, stairs and lift to third floor, communal landing, front door to entrance hall.

Hardwood entrance door leading to entrance hall.

**ENTRANCE HALL** Laminate wood strip flooring, storage cupboard.

### OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 6" x 10' 11" (7.16m x 3.33m) (@ widest points)

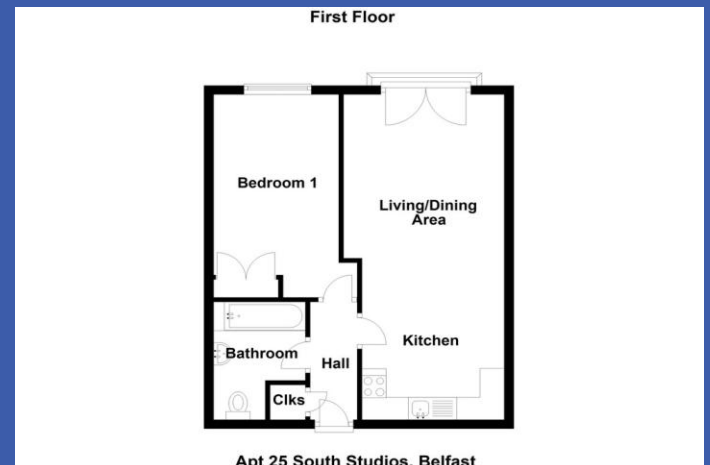
Laminate wood strip flooring, Juliette balcony with double doors. Kitchen with range of fitted high and low level units, single drainer stainless steel sink unit with mixer taps, integrated 4 ring gas hob, integrated stainless steel under oven, plumbed for washing machine, tiled splashback, granite effect work surfaces, concealed extractor fan.

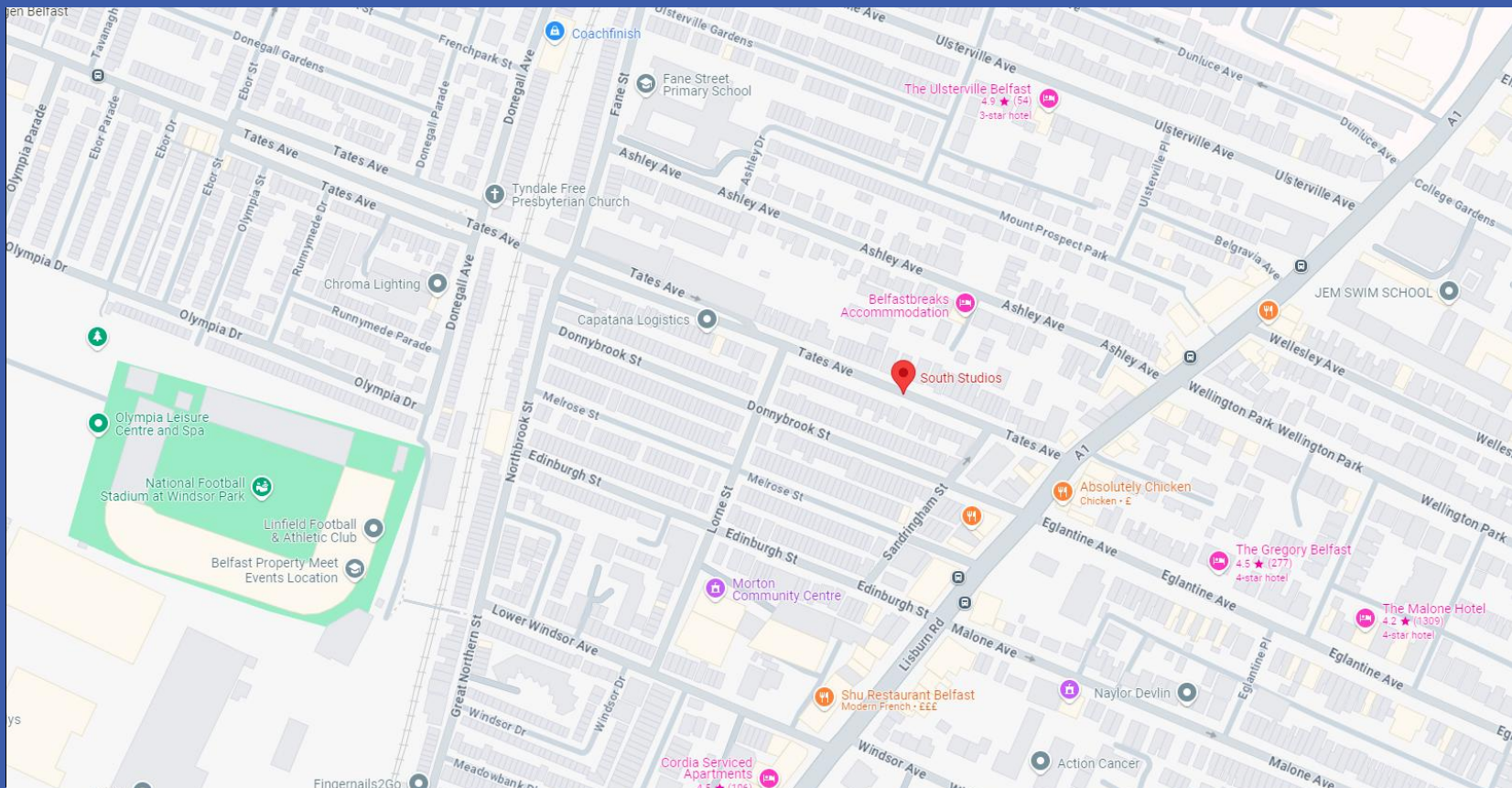


**BEDROOM** 14' 10" x 9' 7" (4.52m x 2.92m) (@ widest points) Laminate wood strip flooring.

**BATHROOM** Suite comprising of panelled bath with shower, low flush WC, pedestal wash hand basin, tiled floor, tiled walls.

**OUTSIDE** Secure underground car parking. Communal landscaped courtyard area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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