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## 9 The Hull Building

35 Annadale Crescent  
BT7 3NE

Offers In Region Of £162,500



## 9 THE HULL BUILDING, 35 ANNADALE CRESCENT, BT7 3NE

- Beautifully Presented First Floor Apartment
- Open Plan Living/Kitchen/Dining Room
- Substantial Balcony
- Kitchen With Range Of White High Gloss Units
- Two Bedrooms With Built In Storage
- Shower Room With Modern White Suite
- Gas Fired Central Heating
- Secure Underground Car Parking
- Convenient Location Close To Stranmillis Village And The Ormeau And Lisburn Roads

This superb first floor apartment has been tastefully decorated by the current owners, with meticulous attention to detail throughout.

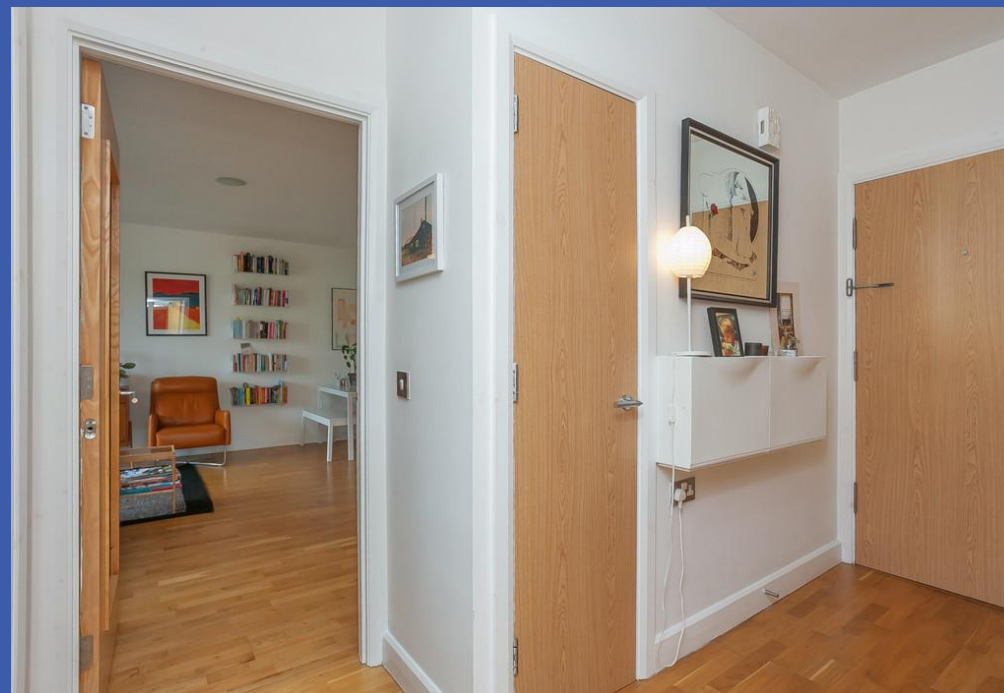
The Embankment development has been exceptionally popular since its launch offering residents excellent value for money in a sought-after location. The development is convenient to Stranmillis Village and the Ormeau and Lisburn Roads in South Belfast. Forestside Shopping Complex is also in close proximity.

Situated on the Annadale Embankment adjacent to the River Lagan with the Cutters Wharf Bar and the Boat Houses of Belfast's Rowing Clubs in full view of the development. Residents can walk the Lagan Towpath into Belfast City Centre or South Bound all the way to Lisburn. Belvoir Forest Park is also close by.

The apartment itself has a bright open plan living/kitchen/dining room with contemporary white high gloss kitchen units and sliding patio doors accessing the private balcony. There are two bedrooms and shower room with modern white suite and oversized shower cubicle.

There are also communal landscaped gardens which are overlooked from the balcony and the development has secure underground carparking with additional spaces for visitors.

We feel the apartment will be of interest to a variety of purchasers with the quality of finish and location sure to have broad appeal.









## PROPERTY COMPRISES

Communal entrance lobby with lifts and stairs to...

**FIRST FLOOR LANDING** Hardwood entrance door leading to...

**ENTRANCE HALL** Hardwood flooring, storage cupboard.

**SHOWER ROOM** Enclosed shower cubicle with hand shower, wall mounted wash hand basin, low flush WC, tiled floor, extractor fan, part tiled walls.

**BEDROOM 14' 7" x 9' 4" (4.44m x 2.84m)** Hardwood flooring, built in mirrored sliding wardrobes.

**BEDROOM 11' 1" x 6' 4" (3.38m x 1.93m)** Hardwood flooring.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 19' 9" x 19' 6" (6.02m x 5.94m) @ widest point** Range of fitted high and low level units with wood effect work surfaces, tiled splash back, single drainer, stainless steel mixer with taps, integrated 4 ring hob, integrated stainless steel under oven, stainless steel extractor fan, integrated fridge/freezer, integrated washing machine, hardwood flooring, roof mounted speakers, access to balcony.

**BALCONY** With tiled floor, glass and metal balustrade.

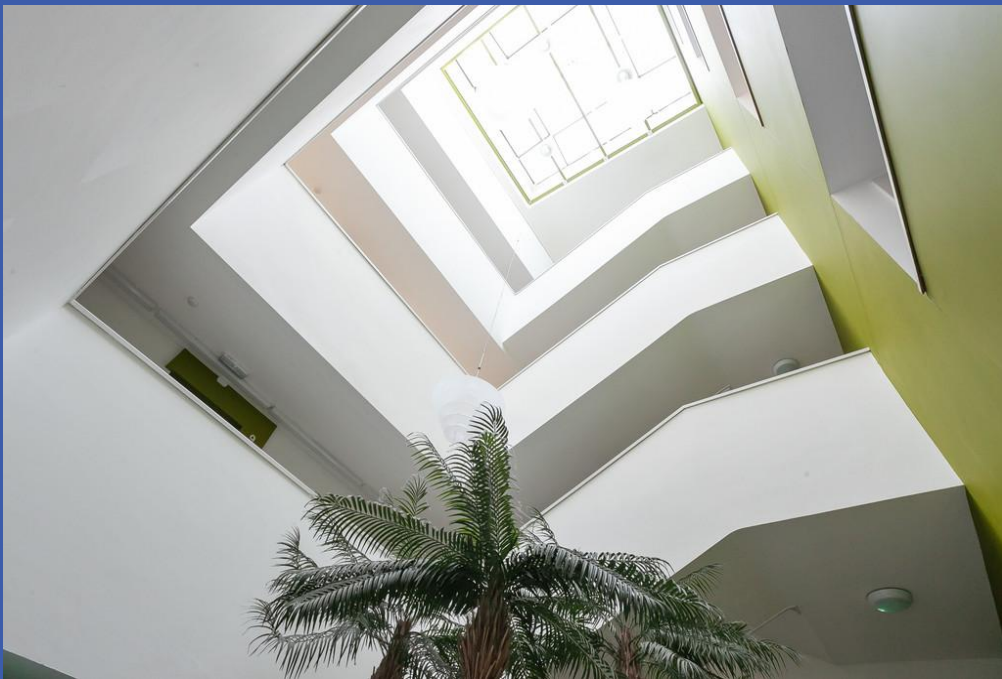
**OUTSIDE** Communal gardens and secure car park.



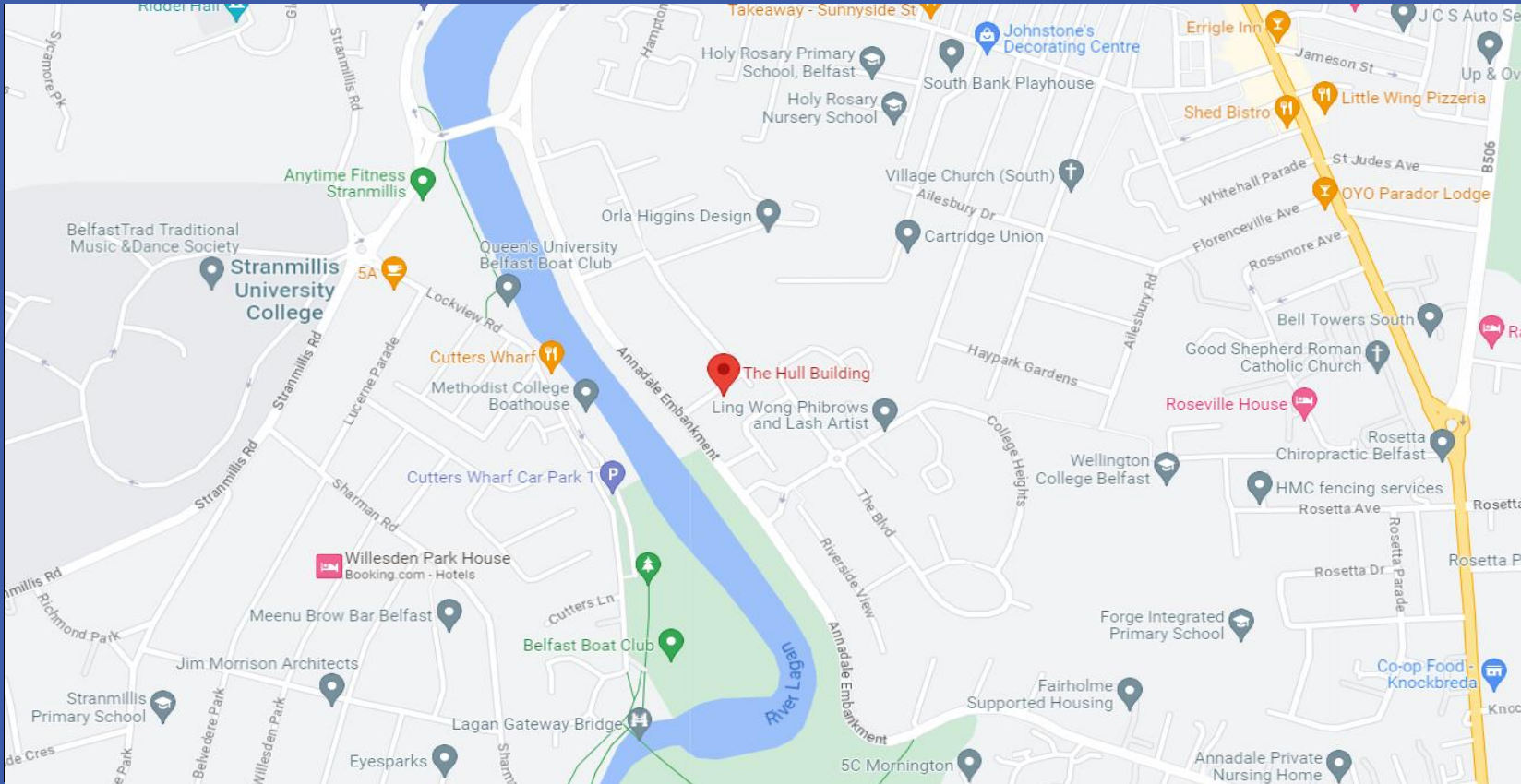












Directions: Please find map attached

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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