



## Apt 17, Annahill 2 Annadale Avenue, Belfast, BT7 3JH

**Asking Price £225,000**

AnnaHill is a modern apartment development situated on the corner of Annadale Avenue and the Upper Ormeau Road, offering convenience to Lesley Forestside, transport links into and out of Belfast as well as all the shops, restaurants and cafes on the Ormeau Road.

The apartment itself is on the top floor with lovely views over the surrounding rooftops and is a fantastic size with three good sized bedrooms, one with en-suite shower, lounge / dining open plan to modern fitted kitchen and a white bathroom suite.

In addition the property benefits from a gas central heating system, double glazing, lift access to each floor and secure parking via electric gates.

This home would make an excellent purchase for not only the first time buyer but also those hoping to downsize for some maintenance free living.

- Top Floor Apatment
- Three Double Bedrooms
- Spacious Lounge / Dining
- White Bathroom Suite
- Secure Parking Via Electric Gates
- Lift Access To Each Floor
- Master With En-Suite
- Modern Fitted Kitchen
- Gas Heating/Double Glazed
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

## Entrance



Access via intercom system. Stairs and lifts to each floor.

Main entrance door to entrance hall, 2 built in storage cupboards.

## Lounge /Dining 23'1 x 13'5 (7.04m x 4.09m)



At widest points. Laminate flooring. This room has two large windows that flood the room with natural light whilst also providing lovely views over the surrounding roof tops.

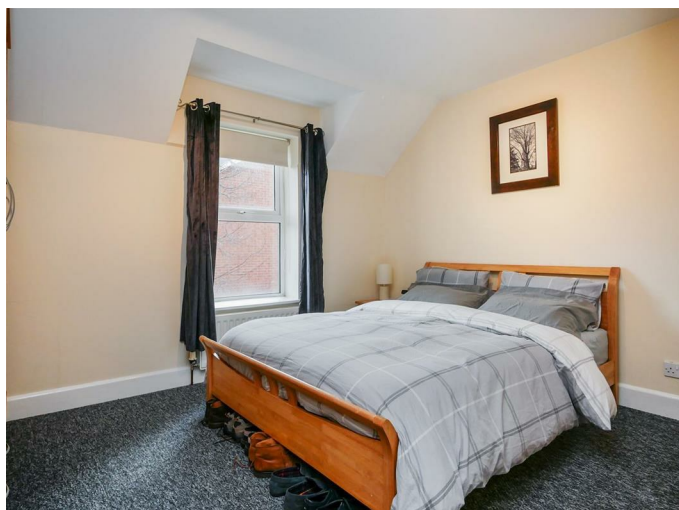


## Kitchen/Dining



Full range of high and low level units, concealing lighting, built in 4 ring hob and under oven, overhead extractor fan, double drainer stainless steel sink unit with mixer taps, Integrated fridge freezer, dishwasher. Breakfast bar. Part tiled walls. Tiled flooring.

## Master Bedroom 12'1 10'1 (3.68m 3.07m)



## En-suite



Comprising walk in shower unit with chrome shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

## Bedroom Two 10'3 x 8'4 (3.12m x 2.54m)



## Bedroom Three 10'3 x 9'7 (3.12m x 2.92m)



## White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.

### Outside

Communal Parking and access to designated parking via electric gates.

### Management Info

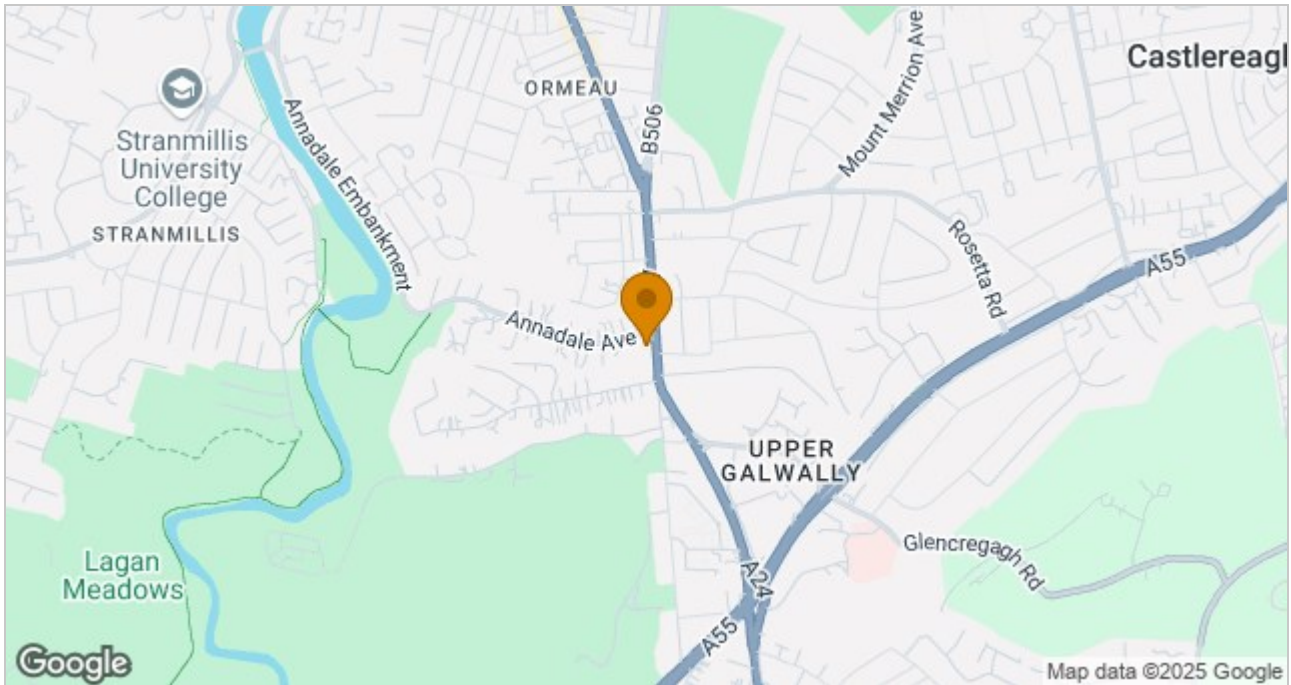
Please note that management fees are approx. £110 per month and rates are approx. £145 per month

## 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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