



Energy Rating		
Epc Type: Domestic		
Current: C80		
Potential: C80		
EPC Landmark Code: 0606-4744-0102-0392-8392		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	80	80
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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



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Fantastic second floor apartment with lift access in a popular and highly sought after development, benefiting from river views and situated in a great location close to both Ormeau and Stranmillis Road. Beautifully presented throughout with modern decor that will no doubt appeal to first-time buyers or investors. Offering bright, spacious accommodation with the additional benefit of a good sized balcony to enjoy the scenic views and secure underground car parking. This really is an excellent opportunity and recent sales in the area have proven popular. Early viewing is highly recommended.

Offers Over
£139,950

Apt 23
 The Stern Building,
 37 Annadale
 Embankment,
 Belfast,
 BT7 3NF

Viewing by
 appointment with
 & through agent
 028 9066 3030

Apt 23 The Stern Building,
37 Annadale Embankment,
Belfast, BT7 3NF

Property Features

- Beautifully presented second floor apartment with lift access in a popular and highly sought after development
- Bright living room with access to balcony with river views
- Modern open plan kitchen and dining area with integrated appliances
- Contemporary shower room with white suite
- Spacious bedroom with built in sliding mirror wardrobe
- Gas heating; Double glazed windows
- Secure car parking; Intercom system
- Perfect first time buyer, downsizer or investment opportunity, Early viewing highly recommended

Location:

Off Annadale Avenue before Wellington Square development.

Property Comprises

First Floor

HALLWAY: Laminate wood strip flooring, storage cupboard.

LIVING ROOM: 19' 9" x 11' 7" (6.02m x 3.53m) Laminate wood strip flooring, patio door onto balcony. Open plan to...

KITCHEN: Range of high and low level units, built in oven, hob and extractor fan, integrated fridge freezer and washer/dryer. Stainless steel sink with mixer tap, laminate work surfaces, tiled splash back.

SHOWER ROOM: Low flush WC, wash hand basin, walk in shower, chrome heated towel rail, part tiled walls, ceramic floor tiling.

BEDROOM (1): 14' 10" x 9' 4" (4.52m x 2.84m) Laminate wood strip flooring, built in sliding mirror robes.

Service Charge

£179 per month

