



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

McGEOWN

🏠 PROPERTY SALES
 🔑 LETTINGS
 🏢 MANAGEMENT

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121 Annadale Flats, Ormeau Road, Belfast, BT7 1AY

Offers Around £125,000

Viewings Strictly by Appointment
with Sole Agents.

A spacious two bedroom ground floor apartment located close to all of the amenities on the Ormeau Road with easy access to Belfast City Centre and only a 10 minute walk to Stranmillis Village and Queens University.

The apartment also enjoys views towards the River Lagan and will appeal to investors and first time buyers.

Accommodation in brief: entrance lobby, hallway, lounge, kitchen, two double bedrooms and bathroom. The property also boasts private front and rear enclosed gardens.

MCGEOWN



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Property Features

- Ground Floor Apartment
- One Reception Room With Feature Fireplace
- Separate Kitchen
- Two Double Bedrooms
- Main Bathroom
- Gas Fired Central Heating
- PVC Double Glazing
- Private Front and Rear Gardens
- Convenient Location Close to a Wide Range of Ammenities

Communal Entrance Hall

Front door.

Entrance:

Storage cupboards x2.

Lounge:

4.88m (16'0) x 3.45m (11'4)
Tiled fireplace with surround.

Kitchen:

3.71m (12'2) x 2.57m (8'5)
Full range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, electric cooker with four ring ceramic hob, gas fired boiler, tiled floor. Door to front.

Bedroom One:

3.38m (11'1) x 2.69m (8'10)
Laminate wood effect floor.

Bedroom Two:

3.53m (11'7) x 2.67m (8'9).

Bathroom:

White suite comprising, panel bath with shower screen and Redring shower over, vanity unit, low flush W.C, part tiled walls, tiled floor.

Outside:

Front walled garden in lawns. Good sized rear enclosed stoned garden with fencing, side gate.

Rates Payable:

£636.86 per annum approx.

Viewings:

By appointment only with the sole Selling Agent Danny McGeown, McGeown Estate Agents.

