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Apt 2, 85 South Parade

Ravenhill Road, Belfast
BT7 2GN

Offers Over £149,950

APT 2, 85 SOUTH PARADE, BT7 2GN

- **1st Floor Apartment in a Prime Location**
- **Good Sized Lounge**
- **Fitted Kitchen**
- **1 Double Bedroom**
- **Shower Room with White Suite**
- **Gas Central Heating / Double Glazed Windows**
- **Exceptionally Presented Throughout**
- **Communal Sitting Areas**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to Amenities Including Shops, Public Transport and Leading Schools**



This well presented first floor apartment is situated in a prime location on one of Belfast's most sought after tree lined parks just off Ravenhill & Ormeau Roads.

The property is extremely well presented and offers bright accommodation with a lounge open plan to kitchen with breakfast area, a double bedroom and a shower room with white suite.

In addition, the property benefits from gas fired central heating and double glazed windows.

Situated in an extremely convenient location, close to a range of amenities and within comfortable distance of Queens University, this fine property will appeal to investors and owner occupiers and offers exceptional value for money.

Viewing is highly recommended.





PROPERTY COMPRISES

Communal front door to communal entrance hall, stairs to first floor, communal landing, front door to entrance hall.

ENTRANCE HALL Laminate wood effect floor.

LOUNGE 13' 0" x 9' 6" (3.96m x 2.9m) Laminate wood effect floor, cornice ceiling, central rose.

OPEN PLAN TO FITTED KITCHEN WITH BREAKFAST AREA 11' 9" x 9' 3" (3.58m x 2.82m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring hob with splashback, electric oven under and extractor fan over, integrated washing machine, integrated dishwasher, laminate wood effect floor, part tiled walls, access to rear fire escape.

BEDROOM 12' 11" x 9' 4" (3.94m x 2.84m)

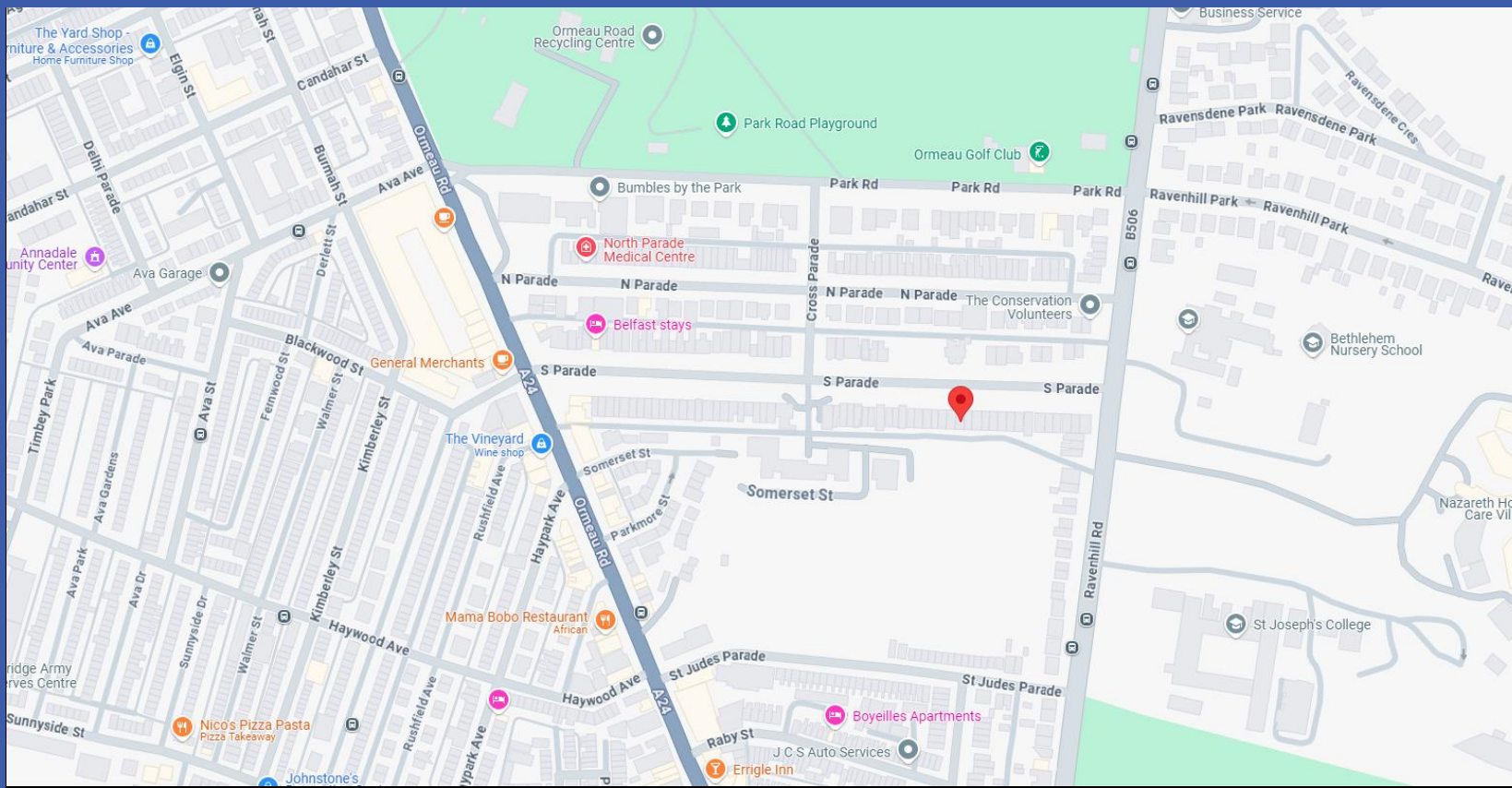
SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, walk in shower cubicle with rainwater shower, part tiled walls, tiled floor, extractor fan, heated towel rail, storage cupboard with gas fired boiler.

OUTSIDE Communal front garden sitting area, communal enclosed rear garden sitting area and garden store.

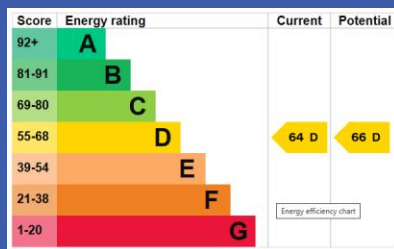








Directions:
South Parade runs from Ormeau Road to Ravenhill Road.



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