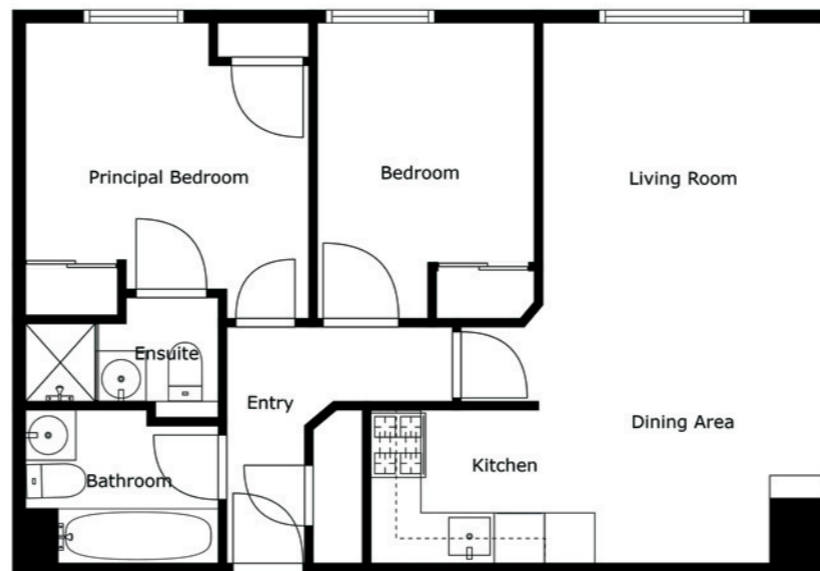


Management company
 Alfred Management Company Ltd.
 Service Charge
 £1550 per annum.

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Sizes And Dimensions Are Approximate. Actual May Vary.



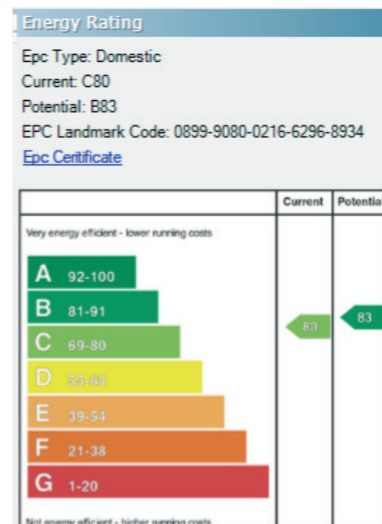
An attractive well presented third floor apartment in a prime city centre location. The accommodation comprises a good sized living room and dining area with open aspect to the well fitted modern kitchen. Two well proportioned bedrooms (the principal with ensuite shower room) are in turn complemented by a bathroom.

Double glazed windows, gas fired central heating a basement carpark space complete what is an attractive proposition for prospective purchasers.

Offers Over
 £157,500

Apt 35 Bass Buildings,
 38 Alfred Street,
 Belfast,
 BT2 8EP

Viewing by
 appointment with
 & through agent
 028 9066 3030



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Apt 35 Bass Buildings,
38 Alfred Street,
Belfast, BT2 8EP

Property Features

- Attractive & well presented 3rd floor apartment in city centre location
- Excellent internal presentation
- Spacious living room & dining area opening to kitchen area
- Modern fitted kitchen
- 2 well proportioned bedrooms
- Principal bedroom with ensuite shower room
- Porcelain tiled flooring in hallway & reception areas
- uPVC framed double glazed windows
- Gas fired central heating
- One allocated parking space

Location:

Ormeau Avenue from Ormeau Road take the first right into Alfred Street.

Property Comprises

Ground Floor

MAIN ENTRANCE LOBBY: Access by lift and stairway to . . .

Fourth Floor

ENTRANCE HALL: Storage cupboard.

SPACIOUS LIVING ROOM & DINING AREA: 21' 2" x 10' 9" (6.45m x 3.28m) Polished porcelain tiled floor. Open plan to . . .

KITCHEN AREA: 7' 1" x 6' 2" (2.16m x 1.88m) Excellent range of modern high and low level units, integrated fridge freezer (approximately 12 months old), built-in four ring gas hob, built-in electric oven, stainless steel extractor hood and fan above, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine (present washing machine will remain however at least 5 years old), part tiled walls.

BEDROOM (1): 11' 5" x 11' 5" (3.48m x 3.48m) Cupboard with gas fired boiler.

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled mains power shower unit, low flush wc, wash hand basin, ceramic tiled floor.

BEDROOM (2): 11' 5" x 8' 5" (3.48m x 2.57m) Double wardrobes with mirror sliding doors.

BATHROOM: uPVC panelled bath with mixer tap and telephone hand shower attachment, low flush wc, wash hand basin, extractor fan.

