



This stunning first floor apartment offers an ideal opportunity to both home owners and investors in a highly desirable development.

The property features a spacious entrance hall with oak flooring leading into a large living dining room with sliding doors which open to a beautifully landscaped courtyard garden, designed by the renowned landscape architect Dermot Gavin.

A contemporary kitchen and stylish bathroom complement the modern living space, there are two generous bedrooms, one benefitting from an ensuite shower room. Additional highlights include gas fired central heating, double glazing, allocated parking, access to communal gym and outdoor courtyard.

Perfectly positioned on the Ormeau Road this apartment is within walking distance of a wide selection of shops, cafes, restaurants and parks and just a short stroll to Belfast city centre.

Offers Over
£245,000

Apt 126 The Bakery,
311 Ormeau Road,
Belfast,
BT7 3GA

Viewing by
appointment
through agent
028 9066 3030



- Superb First Floor Apartment
- Spacious Open Plan Living Dining Room with Oak Flooring
- Contemporary Modern Fully Fitted Kitchen with Large Glazed Sliding Doors to Communal Gardens
- 2 Large Double Bedrooms, Principal Bedroom with Ensuite Shower Room
- Bathroom with White Suite
- uPVC Double Glazing / Gas Fired Central Heating
- Secure Car Parking For One Car
- Access to Penthouse Gym with Roof Terrace
- Excellent Convenience to Belfast City Centre (Approximately 1 Mile)
- Outstanding Communal Areas & Communal Courtyard Gardens Designed by Diarmuid Gavin



The Property Comprises:

Ground Floor

Lift to . . .

First Floor

Oak front door to . . .

SPACIOUS RECEPTION HALL: Oak wooden floor, low voltage spotlights, large built-in storage cupboard.



KITCHEN/LIVING/DINING AREA: 20' 7" x 18' 7" (6.27m x 5.66m) Modern high gloss fully fitted kitchen with a range of high and low level units with corian worktops, built-in oven, five ring gas hob with extractor fan above, stainless steel 1.5 bowl sink unit with mixer tap, integrated microwave, integrated fridge and freezer, integrated washing machine, integrated dishwasher, porcelain tiled floor, part tiled walls, low voltage spotlights. Open to ample dining area with oak wooden floor, lovely mature outlook over communal gardens with aluminium sliding doors to patio area.





BEDROOM (1): 11' 4" x 10' 3" (3.45m x 3.12m) Built-in sliding wardrobe, outlook to communal gardens.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, built-in shower cubicle with overhead shower unit, ceramic tiled floor, part tiled walls, low voltage spotlights, chrome heated towel rail.



BEDROOM (2): 11' 4" x 9' 1" (3.45m x 2.77m) Built-in wardrobe, outlook to communal gardens, low voltage spotlights.



BATHROOM: White suite comprising close coupled wc, floating wash hand basin with chrome mixer tap, tiled worktop with mirror recess, panelled bath with shower screen, built-in chrome shower unit, chrome heated towel rail, fully tiled walls, porcelain tiled floor.



Outside

One allocated car parking space. Communal patio gardens with raised flower beds and seating area.

Built-in gym on first floor and roof terrace.

Management company

MB Wilson.

Service Charge

Approximately £860 per 6 months.



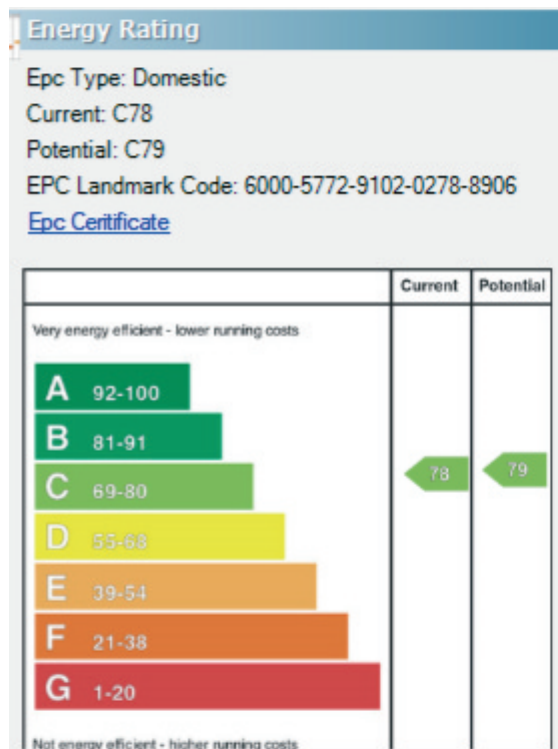
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Ormeau Road heading out of town past Ormeau Park on the left hand side The Bakery development is then on your right hand side.

Telephone 028 9066 3030

www.templetonrobinson.com



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
 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.

