



An exceptional apartment in an outstanding apartment building close to Belfast city centre. Convenient to so many of the attractions and vibrant centre of the city, this fine home will have wide ranging appeal to those seeking a city base with an ambiance and charm.

The accommodation comprises, at fourth floor level, a spacious living room open plan to a delightful modern kitchen, two double bedrooms, the principal with an ensuite shower room, and a deluxe main bathroom are in turn complemented by double glazed windows, electric central heating, secure parking space, intercom entry system and lift access to all floors.

Offers Over
£219,950

Apt 405 Portland 88,
55 Ormeau Road,
BELFAST,
BT7 1FD

Viewing by
appointment
through agent
028 9066 3030

- An Outstanding Level 4 Apartment in this Exceptional Development
- Spacious Living Room Area Open Plan to Delightful Modern Kitchen
- Modern Kitchen with Range of Built-in Units & Integrated Appliances
- 2 Double Bedrooms, Principal with Ensuite Shower Room
- Main Bathroom
- Double Glazed Windows
- Electric Heating with Dimplex Monterey Heaters Throughout/Intercom Entry System/Lift to all Floors
- Secure Parking Space at Ground Level
- EWS1 Certificate in place



The Property Comprises:

Ground Floor

Stairs and lift to . . .

Fourth Floor

Walnut front door to . . .

RECEPTION HALL: Large storage room with pressurised water cylinder, plumbed for washing machine, laminate worktops.

KITCHEN/LIVING/DINING AREA: 25' 3" x 16' 5" (7.7m x 5m) Modern fully fitted kitchen with a range of high and low level units, granite worktops, single drainer stainless steel 1.5 bowl sink unit with mixer tap, four ring Bosch ceramic hob with extractor fan above, granite splashback, built-in high level double oven, integrated fridge and freezer, feature LED lighting and floor lighting. Open to ample dining and living space with picture window with elevated views across the city.



BEDROOM (1): 10' 8" x 8' 2" (3.25m x 2.49m) Built-in wall to wall mirror fronted sliding wardrobes, elevated views.

ENSUITE SHOWER ROOM: White suite comprising close coupled wc, granite worktop, built-in shower cubicle with chrome overhead shower unit, floating wash hand basin with chrome mixer tap, low voltage spotlights, raised heated towel rail, ceramic tiled floor.

BEDROOM (2): 12' 6" x 9' 5" (3.81m x 2.87m) Built-in mirror fronted sliding wardrobes, elevated views.

BATHROOM: White suite comprising close coupled wc, floating wash hand basin with granite worktop, tiled bath with shower screen and built-in chrome shower unit, heated towel rail, porcelain tiled floor.

Outside

One allocated parking space on ground floor.

Management company

Charles White.

Service charge

Approximately £150 per month.

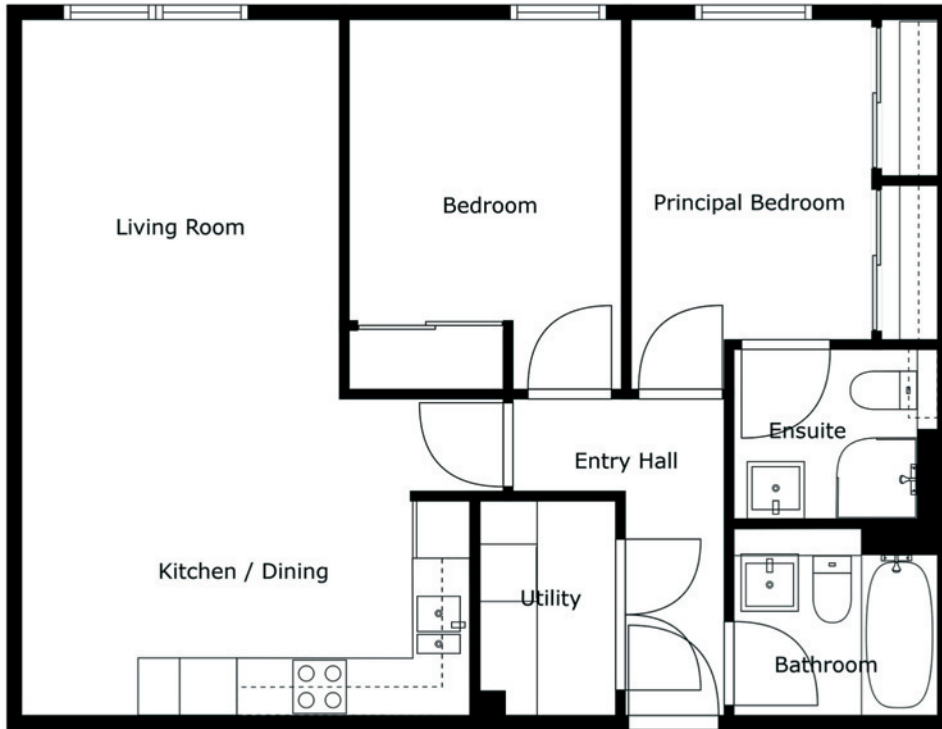
Location:

Ormeau Road heading into town
Portland 88 is on the left hand side just before Donegall Pass.

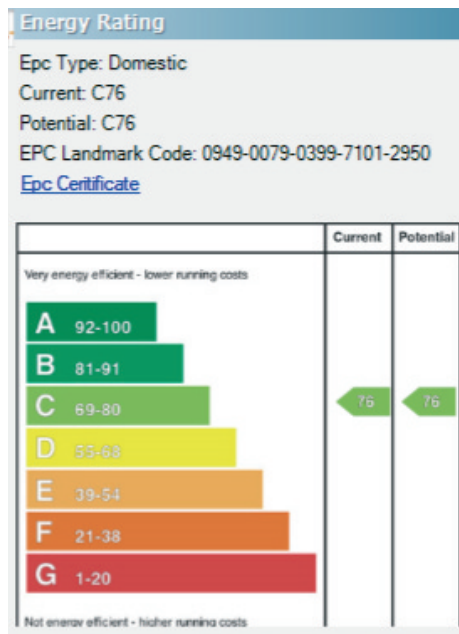


Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.



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www.templetonrobinson.com

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