



Apt 5 South Studios, Bates Avenue, Belfast, BT9 7BS

Price Guide £145,000

We are pleased to present this excellent two bedroom apartment situated off Bates Avenue. It is an ideal opportunity for those who wish to purchase a easily maintained and secure long term investment. Located on the first floor the bright and spacious apartment comprises open plan Kitchen / living / dining area, two double bedrooms (master with ensuite) and modern bathroom suite. With added benefits such as gas heating, double glazed windows, landscaped courtyard and secure parking. We anticipate demand from a range of prospective purchasers including those wishing to downsize or indeed the first time buyer. Within close proximity to the Lisburn Road, hospitals and Queens University, early viewing is advised.

- Attractive First Floor Apartment
- Open Plan Kitchen / Living / Dining
- Gas Central Heating
- Secure Parking
- Early Viewing Is Highly Recommended
- Two Bedrooms (master with ensuite)
- Modern Bathroom Suite
- Double Glazed Windows
- Ideal Location
- EPC C79

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

THE ACCOMODATION COMPRISES
COMMUNAL LOBBY



Secure entrance to Lobby area.

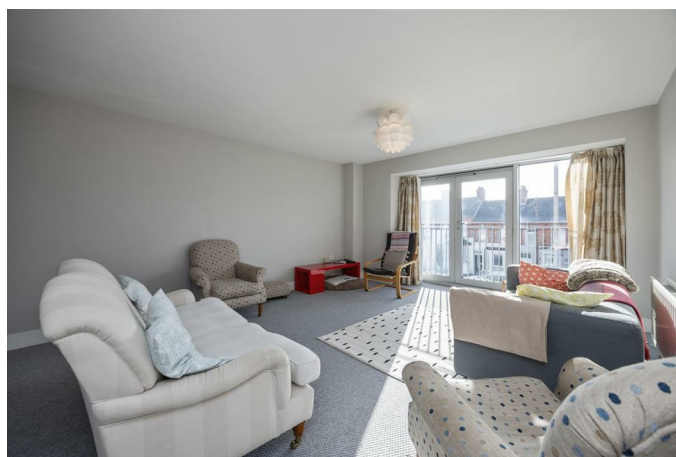
ON THE FIRST FLOOR
Lift and stair access to..

ENTRANCE
Hardwood front door.

HALLWAY



Laminate flooring with built in storage and separate cupboard for gas meter.



Juliet balcony.

OPEN PLAN KITCHEN / LIVING 26'2" x 18'0"
(8.0 x 5.5)



Modern kitchen with range of high and low level units, formica worktops, single drainer stainless steel sink units, 4 ring gas hob with built in oven, extractor fan, plumbed for washing machine and part tiled walls.

BEDROOM ONE 12'5" x 8'10" (3.8 x 2.7)



Juliet balcony.

ENSUITE SHOWER



White suite comprising low flush W.C., pedestal wash hand basin, electric shower over, fully tiled walls and vinly floor.

BEDROOM TWO 11'1" x 8'6" (3.4 x 2.6)



BATHROOM 9'10" x 6'6" (3.0 x 2.0)



White suite comprising low flush W.C., pedestal wash hand basin, panel bath with thermostatic shower over, fully tiled walls and vinly floor.

SECURE PARKING SPACE

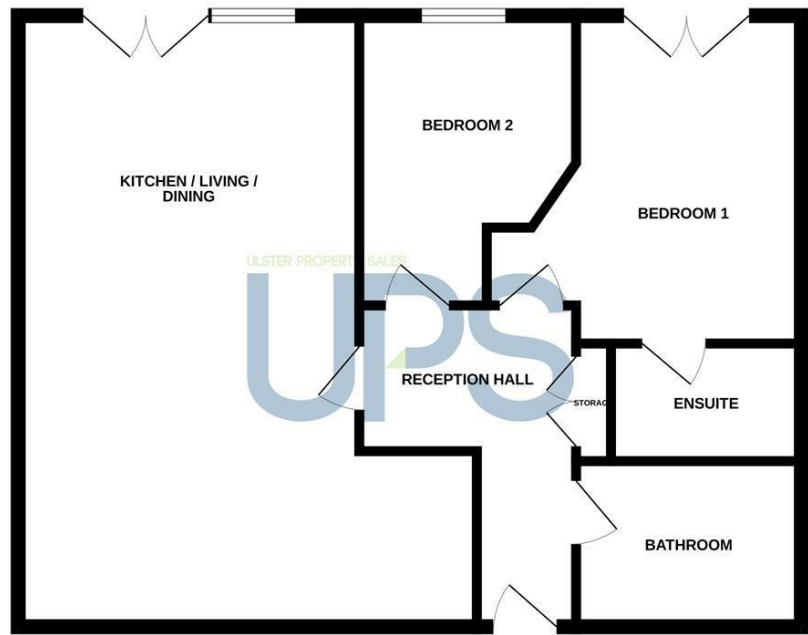
Allocated, secure underground car parking space and ample visitor parking.

SERVICE CHARGE

MB Wilson Approx. £1442.04 per annum.

Floor Plan

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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