

**APT 8 MERRION HALL,
71-73 ULSTERVILLE AVENUE
BELFAST,
BT9 7AY**



- **Spacious 2-Bedroom Apartment**
- **Bright open-plan Living and Dining Area with excellent Natural Light**
- **Two well-proportioned Double Bedrooms with ample storage potential**
- **Modern Fitted Kitchen with integrated Appliances and good Workspace**
- **Contemporary Bathroom Suite with Quality Fittings**
- **Gas-Fired Central Heating and Double-Glazed Windows**
- **Ideal for First-Time Buyers, Young Professionals, or Investors**
- **Prime Location just off Ulsterville Avenue, close to Lisburn Road Amenities**
- **Strong Rental Demand in this sought-after BT9 Location**
- **Secure Car Park Space**

Asking Price : £185,000

Set on the third floor of the prestigious Merrion Hall development on sought-after Ulsterville Avenue, this beautifully presented apartment offers elegant, low-maintenance living in a prime South Belfast location.

The apartment combines generous proportions with an abundance of natural light, creating a welcoming atmosphere throughout. A spacious lounge and dining area provides the ideal setting for both relaxing and entertaining, while the well-appointed kitchen is fitted with a range of modern units and integrated appliances.

The property offers well-balanced accommodation, including comfortable bedrooms with excellent storage and a contemporary bathroom finished to a high standard. Residents security entry, spacious maintained communal areas, and private resident parking within this exclusive development behind electric gates.

Ideally positioned just moments from the vibrant Lisburn Road, the apartment enjoys easy access to an excellent range of cafés, restaurants, shops, and public transport links, as well as Belfast City Centre, Queen's University, and leading hospitals.

Perfect for professionals, downsizers, or investors alike, this exceptional second floor apartment combines convenience, comfort, and prestige in one of Belfast's most desirable residential addresses.

Ground Floor

HALLWAY:

Main front door , letterboxes and stairs to upper floors.

Third Floor

HALLWAY:

Front door leading to hallway with a large double store.

LIVING ROOM/DINING/KITCHEN: 26' 10" x 12' 0" (8.18m x 3.66m)

Comprising of high and low level units, washing machine, 1.5 stainless steel sink unit, gas hob , dishwasher and fridge freezer. Built in oven and hob with matching stainless steel cooker hood and splash back. Tiled flooring the kitchen area.



BEDROOM (1): 12' 0" x 7' 10" (3.66m x 2.39m)

En-suite with corner shower with shower, wash hand basin and low flush W/C.

BEDROOM (2): 13' 0" x 11' 0" (3.96m x 3.35m)

Carpeted flooring.

BATHROOM:

White suite comprising of panel bath with telephone shower attachment , low flush W/C, wash hand basin, part tiled walls and matching tiled floor.



OUTSIDE

Electric gates to the car park.

LOCATION

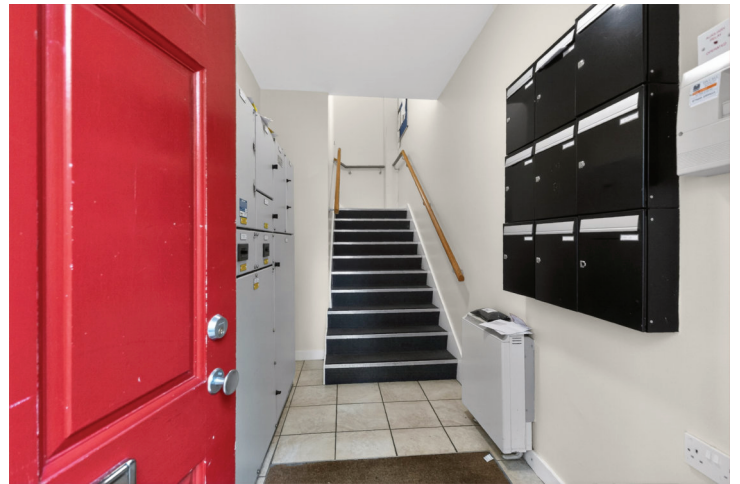
Off Ulsterville Avenue, off the Lisburn Road.

OTHER INFO

SERVICE CHARGE: £800 PER ANNUM

SINKING FUND: £200 PER ANNUM

RATES: £1407.14 PER ANNUM



Viewings by appointment.

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	74	78
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

