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**APT 1, 82A SOUTH PARADE,
BELFAST ,
BT7 2GQ**



- **Ground Floor Apartment With Two Bedrooms**
- **Fantastic City Location Within Walking Distance of Ormeau Park, Shopping, Restaurants and Schools**
- **Gas Fired Central Heating and Double Glazed Windows**
- **Wood Burning Stove and Lounge Open Plan to Kitchen**
- **Off Street Parking**
- **Chain Free**

Offers Around: £180,000

A bright and well presented two bedroom apartment set on the prestigious South Parade. Complemented by a private sun-trap garden with patio, the apartment is located within walking distance of leading schools, the bustling Ormeau Road, Ormeau Park, transport links to the city centre and beyond. Offered to the sales market, chain free.

Containing two well proportioned bedrooms, master with built-in wardrobes, a spacious lounge with wood burner open-plan to kitchen. Family shower-room, fully tiled with wash hand basin and low flush W/C. The apartment is completed by a private garden providing valuable outdoor space and superb natural light to the living space.

Ground Floor

HALLWAY:

LOUNGE 12' 0" x 10' 7" (3.66m x 3.23m):

Wood burner with slate hearth, patio doors opening out to garden.



KITCHEN 17' 0" x 9' 3" (5.18m x 2.82m):

Range of high and low level units with laminate work-surfaces, integrated oven and gas hob, extractor fan, tiled splash back, tiled flooring.



BEDROOM (1): BEDROOM (1): 12' 10" x 10' 7"
(3.91m x 3.23m)

Built-in wardrobes.

BEDROOM (2): 9' 10" x 8' 3" (3m x 2.51m)

SHOWER ROOM:

Fully tiled with three piece suite. Double shower tray, W/C and wash hand basin.





OUTSIDE

Private garden patio to rear with off street parking to front.

LOCATION

Turn off Ormeau Road on to South Parade and the apartment is on your left after c.300 metres.

OTHER INFO:

Rates: £1106/ per annum

Service Charge: £1200 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		