

**39 ARDENLEE CRESCENT,  
OFF RAVENHILL ROAD,  
BELFAST,  
BT7 1PN**



- **Two Bedroom Ground Floor Apartment**
- **Two Large Double Bedrooms With Built-in Storage**
- **Allocated Car Parking Space**
- **Fantastic Apartment for Young Professionals or Families**
- **Close Proximity to Public Transport Links, Amenities and Shopping**
- **Economy Seven Heating and Double Glazed Windows**
- **Chain Free**

**Offers Around: £160,000**

A radiant ground floor apartment just off the Ravenhill Road. Within walking distance of a wide range of amenities, transport links to the City Centre, shops, parks and cafés. This fantastic apartment is offered to the sales market, chain free.

Entrants are greeted by a large lounge with superb natural lighting via generous windows. Behind this sits a fully equipped contemporary kitchen. The apartment is completed by two large, double bedrooms and a family bathroom with three piece suite. The accommodation is well presented throughout and benefits from fantastic storage for practical living. The property has an allocated car parking space.

Early viewing is highly recommended as the convenience and charm of the property will appeal to a wide range of buyers.

## Ground Floor

**LOUNGE: 13' 11" x 11' 08" (4.24m x 3.56m)**

Access via wooden front door, good natural lighting and carpeted flooring.



**KITCHEN: 9' 06" x 9' 06" (2.9m x 2.9m)**

Range of high and low level units with laminate work-tops, stainless steel sink and drainer, free-standing Candy with extractor fan and linoleum flooring.



**BEDROOM (1): 13' 03" x 11' 02" (4.04m x 3.4m)**

Carpeted flooring and walk-in wardrobe.



**BEDROOM (2): 12' 08" x 9' 10" (3.86m x 3m)**

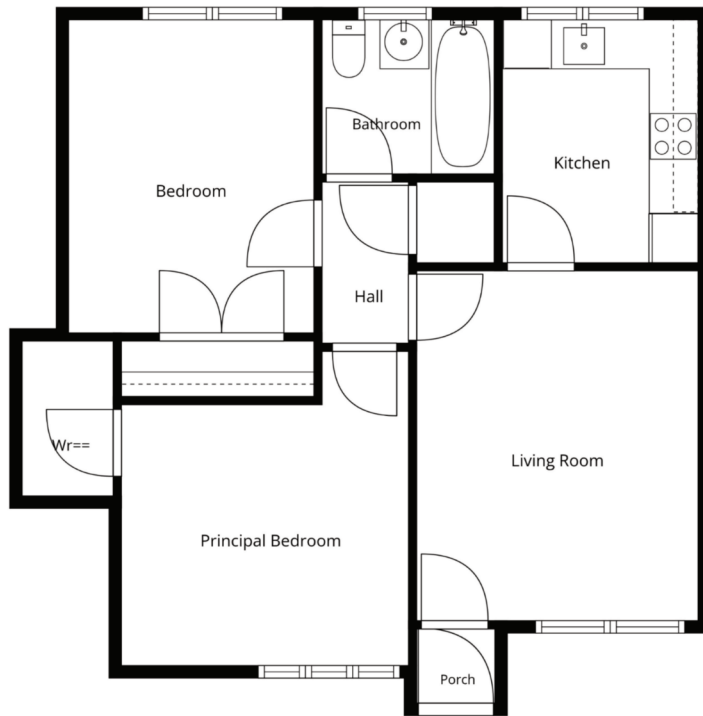
Carpeted flooring and built-in wardrobe.



**BATHROOM:**

Fully tiled with wash hand basin, W/C, panel bath with electric shower attachment, good natural lighting via frosted privacy glass. Extractor fan.





**OUTSIDE**

Allocated car parking space accessed via pedestrian path.

**LOCATION**

Turn off the Ravenhill Road on to Ardenlee Crescent and turn right, the property is on your left.

**OTHER INFO:**

**Rates:** £1106/ per annum

**Service Charge:** £1124/ per annum

**Ground Rent:** £50 per annum

