



21 The Keel Building 33 Annadale Crescent, Belfast, BT7 3ND

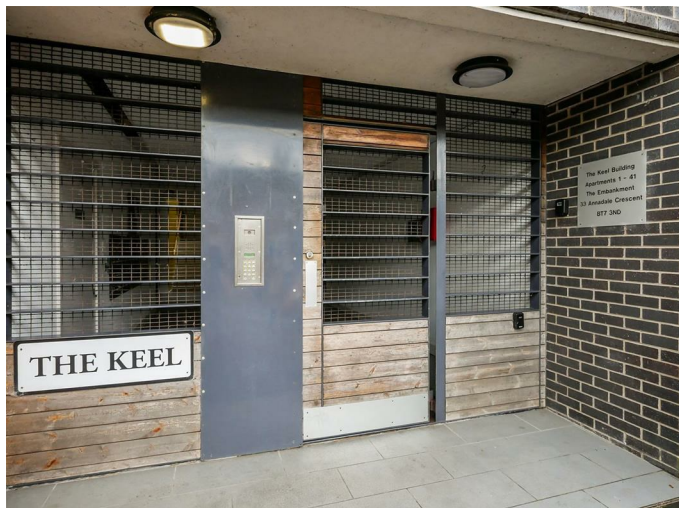
Asking Price £215,000

The Embankment at Annadale is a popular apartment development situated on the banks of the River Lagan, close to both Stranmillis and Queens University as well as the Ormeau Road. Fantastic restaurants, cafés and entertainment facilities are on your doorstep, together with transport links into and out of the city and idyllic walks along the Lagan towpath. This 2nd floor apartment itself has been finished and presented to an excellent standard with a hi gloss white kitchen that opens to the dining / living area with access to the balcony. In addition there are three good sized bedrooms, all with built in sliding robes, master bedroom with an en-suite bathroom and an additional modern shower suite. In addition there is lift access to each floor and underground allocated parking via electric gates. An excellent opportunity to purchase in this highly desirable location

- 2nd floor apartment
- Master bedroom with en-suite bathroom
- Lounge/ dining open to the modern kitchen kitchen
- Gas heating
- On street and allocated under ground parking space
- Three good size bedrooms, all with built in sliding robes.
- Additional luxury shower room
- Balcony off the living area
- Double glazed windows
- Lift access to each floor

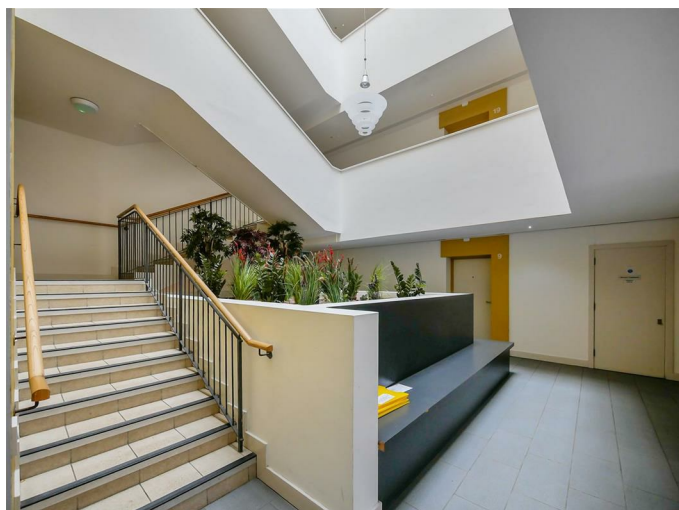
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

The accommodation comprises



Communal entrance area leads to the entrance foyer.

Entrance foyer



Stair and lift access to the 2nd floor. Lift and stair access to the under ground parking.

Apartment entrance

Hardwood front door leading to the entrance hall.

Entrance hall



Wood flooring, cloaks storage.

Lounge / dining / kitchen 19'6 x 19'3 (5.94m x 5.87m)



At widest points.
Wood flooring, access to the balcony.

Additional lounge image



Balcony



Dining area



Wood flooring. Open to the kitchen

Kitchen



Modern kitchen

Range of high and low level units, single drainer sink unit with mixer taps. formica

work surfaces, part tiled walls, 4 ring hob and double oven, extractor fan, integrated fridge freezer, integrated dishwasher.

Bedroom 1 15'2 x 8'9 (4.62m x 2.67m)



Wood flooring, built in sliding robes.

En-suite bathroom 7'3 x 5'8 (2.21m x 1.73m)



White suite comprising panelled bath, mixer taps, thermostatically controlled shower, low flush w/c, pedestal wash hand basin, tiled floor.

Bedroom 2 11'4 x 9'6 (3.45m x 2.90m)

Built in sliding robes.

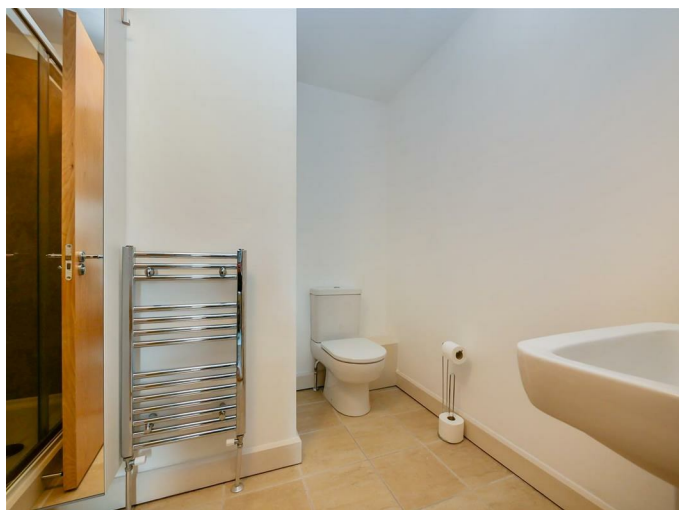
Image of bedroom 2 to follow after a new flooring is fitted.

Bedroom 3 11'4 x 9'6 (3.45m x 2.90m)



Wood flooring, built in sliding robes.

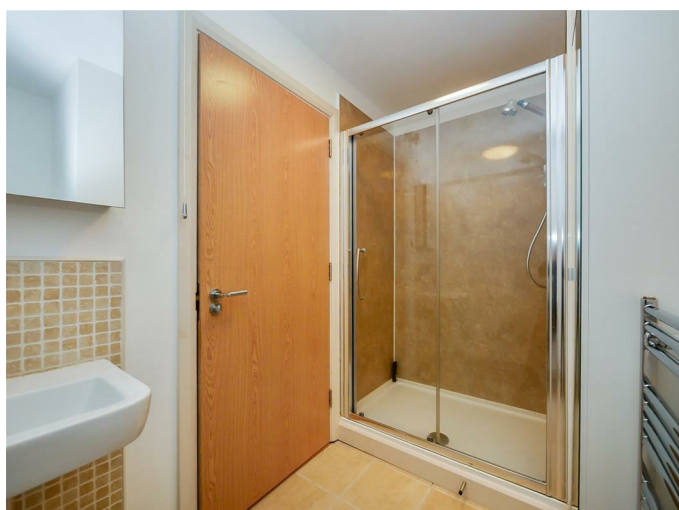
Shower room 9'5 x 7'2 (2.87m x 2.18m)



At widest points.

Modern shower suite comprising corner shower cubicle with Triton T80 shower, low flush w/c, wash hand basin, tiled floor, chrome towel radiator.

Additional shower suite image



Lift access



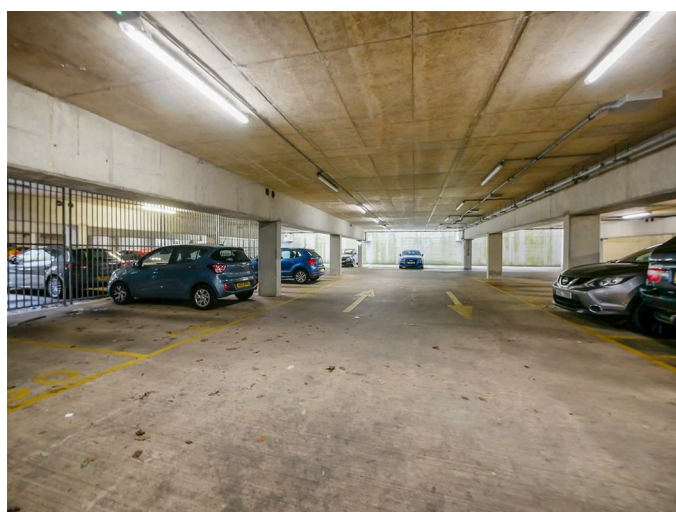
Outside

Access to the under ground parking.

Communal areas



Under ground parking



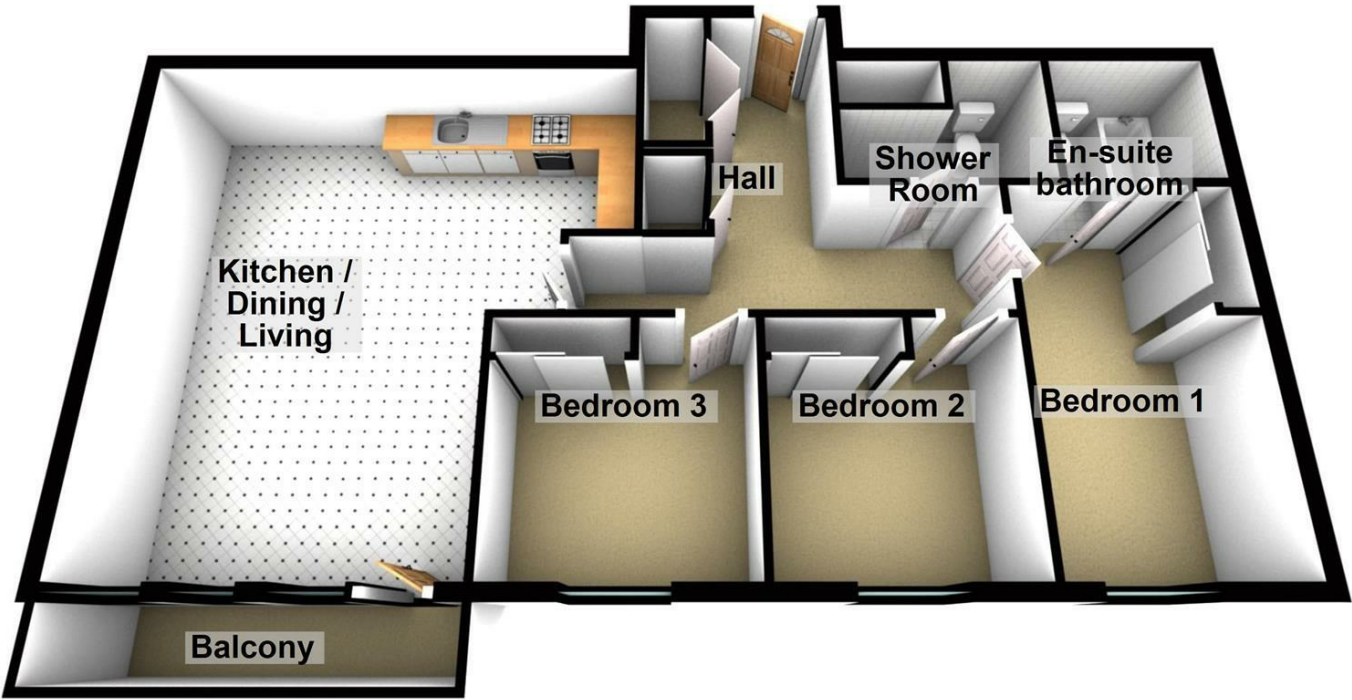
Note

Service charge / rates

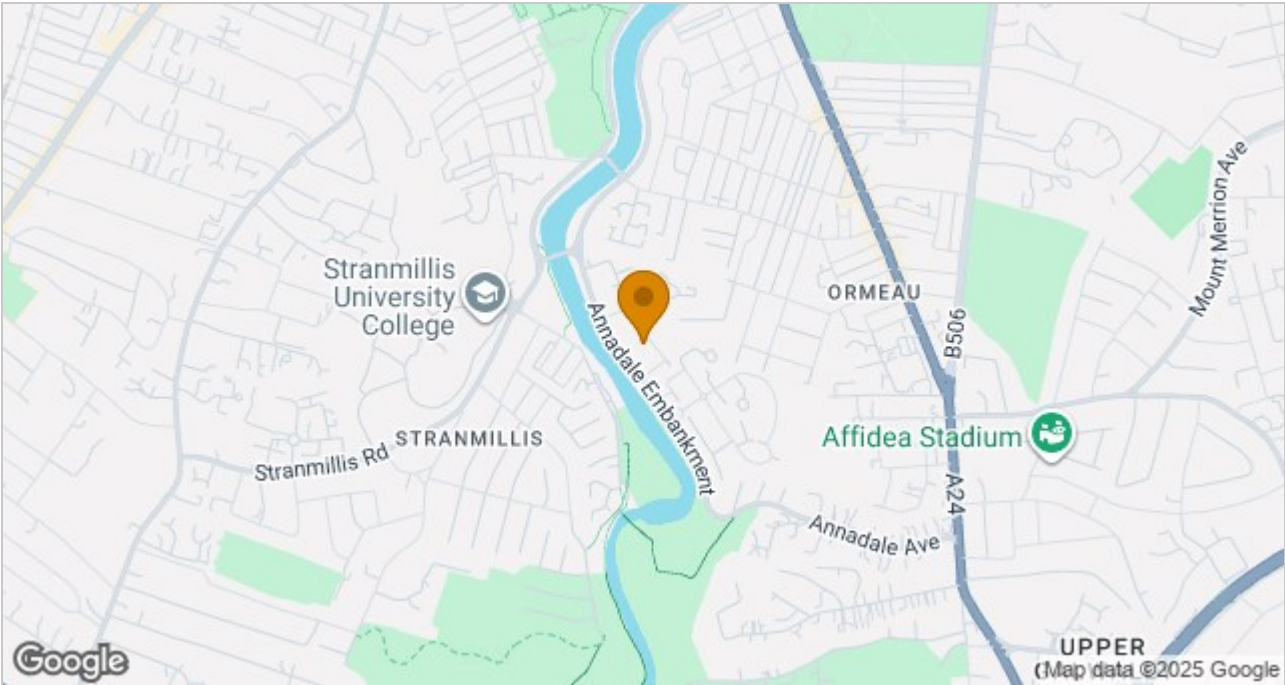
Service Charges - £563.46 (quarterly)
LPS - £1,382.39

Floor Plan

Ground Floor



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark