



Apt 4, 167 University Street, Ormeau Road, Belfast, BT7 1HR

Asking Price £154,950

We are delighted to bring to you this fantastic first floor apartment positioned just off the lower Ormeau Road on University Street. When it comes to location, this apartment has it all! On your doorstep you will find Queens University, Botanic Avenue and the Ormeau Road all within a few hundred meters of your front door, whilst Belfast city centre is also only a few minutes walk away.

For the more active amongst us, Cherryvale playing fields, Ormeau Park, Queens PEC and the picturesque Annadale Embankment all offer an array of sporting facilities and open green areas for a leisurely evening walk.

The property itself has been finished to an excellent standard throughout and comprises of an open plan kitchen / living / dining area, two double bedrooms and a contemporary white shower suite. The property also benefits from gas fired central heating and upvc double glazing throughout.

With its central location and beautiful finish, this will make a fantastic purchaser for a first time buyer looking to step onto the property ladder, or investor who is looking for a rental property which is ready to go!

- Beautifully Presented First Floor Apartment
- Open Plan Kitchen / Living / Dining Area
- Contemporary White Shower Suite
- Upvc Double Glazing
- Two Double Bedrooms
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Excellent location on the doorstep of Queens University, Ormeau Road, Botanic Ave and Belfast City Centre
- Excellent First Time Purchase / Investment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32-40) A			
(41-45) B		90	90
(46-49) C			
(50-54) D			
(55-59) E			
(60-64) F			
(65-69) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Communal Entrance Hall



Glazed hardwood front door opens onto communal entrance hall with tiled flooring.

Property Entrance

Hardwood front door opens onto open plan kitchen / living / dining room with large grey tiled flooring.

Open Plan Kitchen / Living / Dining Area 23'0" x 10'9" (7.03m x 3.28m)

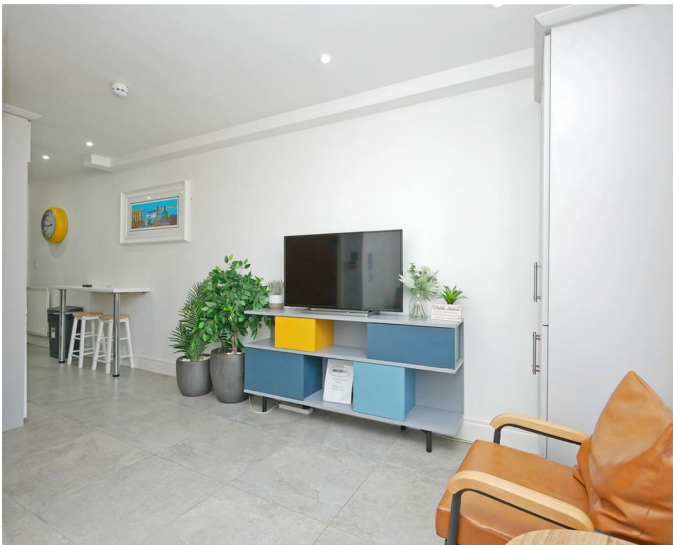


(measurements at widest points)

Lounge Area 7'1" x 10'9" (2.17m x 3.28m)



Built-in shaker style units housing gas boiler. Large grey tile flooring.



Modern Fitted Kitchen 11'10" x 6'4" (3.61m x 1.94m)



Modern fitted kitchen with a selection of upper and lower level shaker style units complete with stone effect countertops, stainless steel sink with drainer, electric oven with ceramic hob and stainless steel overhead extractor fan and breakfast bar. Plumbed for washing machine. Upvc wall splash back.



Bedroom 1 13'1" x 10'10" (4.01m x 3.31m)



(measurements at widest points) Spacious double bedroom with built-in wardrobes. Large grey tile flooring. Access to rear fire escape.



Bedroom 2 9'11" x 7'1" (3.04m x 2.16m)



Double bedroom with large grey tile flooring.



Shower Suite 6'10" x 5'4" (2.09m x 1.64m)



White shower suite comprising of low flush w.c, wash hand basin with vanity and shower cubicle with multi-head shower attachments. Tile effect upvc wall panelling and large grey tile flooring.

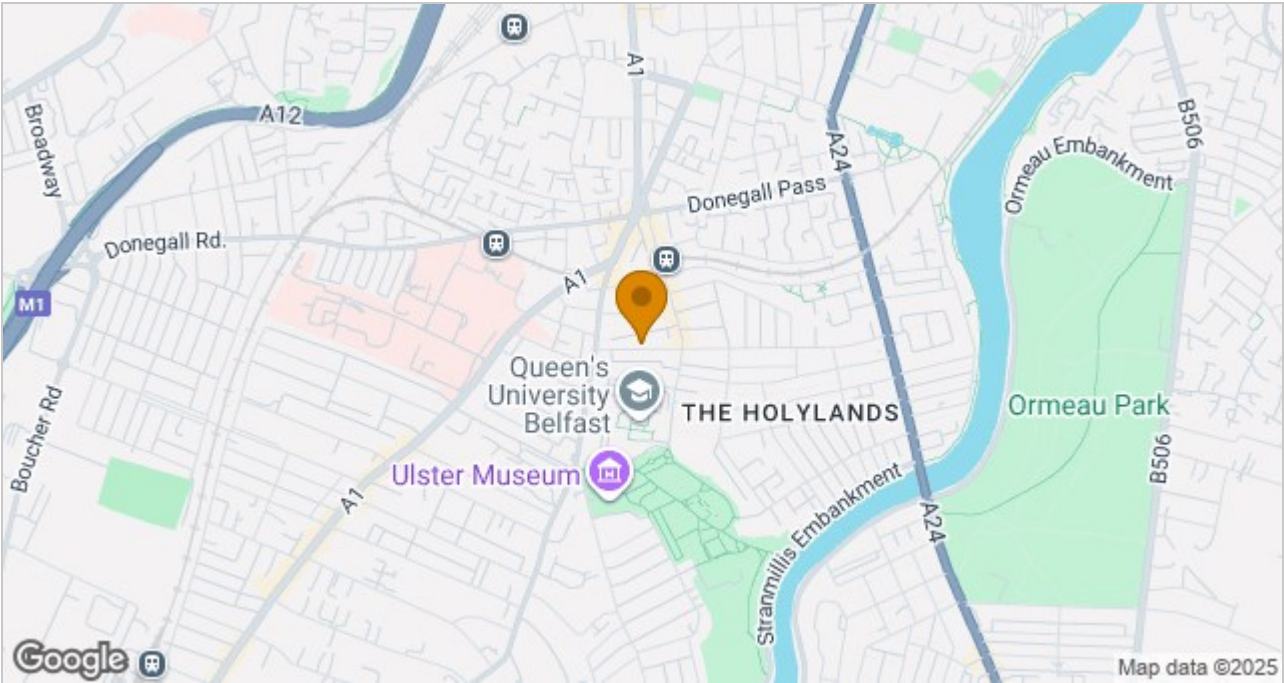
Management Details

Please note that the managing agent is Charterhouse and the quarterly service charge is £156.50 and the quarterly sinking fund is £31.26.

Floor Plan



Area Map



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