



Apt 601, The Lucas Building Ormeau Avenue, Belfast, BT2 8HB

Asking Price £170,000

Ideally located on the corner of Ormeau Avenue, The Lucas Building has consistently been one of our most sought after locations due to its central location, close to all that the city centre has to offer.

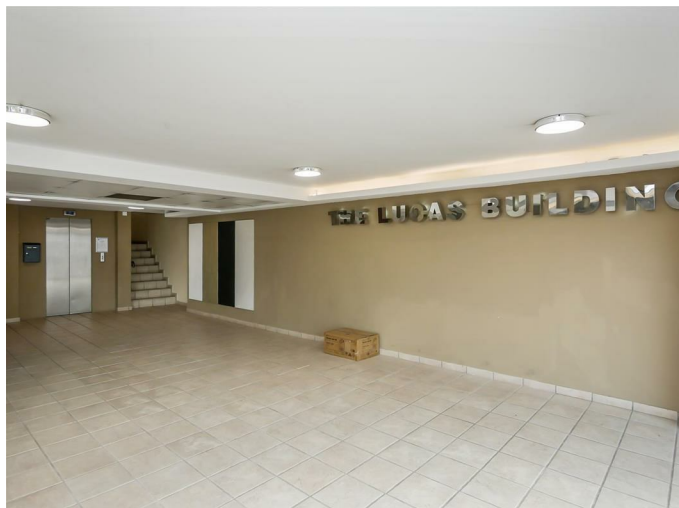
The property itself comprises of two double bedrooms with master ensuite, open plan kitchen / living / dining area, white bathroom suite and private balcony. In addition to this the property also benefits from gas fired central heating, double glazing and lift access to all levels.

With its spacious accommodation and central location, this is a fantastic property that will be sure to be of great demand so we would recommend arranging a viewing at your earliest convenience!

- Sixth Floor City Centre Apartment
- Open Plan Kitchen / Living / Dining Area
- White Bathroom Suite
- Double Glazed
- Popular and Convenient Location
- Two Double Bedrooms with Master Ensuite
- Modern Fitted Kitchen
- Gas Fired Central Heating
- Lift Access to all Floors
- Excellent First Time Purchase and / or Investment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Communal Entrance Hall



Glazed front door opens onto spacious entrance hall with tiled flooring. Lift and stairs access to all levels.

Entrance Hall

Hardwood front door opens onto apartments entrance hall with built-in storage.

Open Plan Kitchen / Living / Dining Area 23'4 x 22'9 (7.11m x 6.93m)



(measurements at widest points) Open plan kitchen / living / dining area with laminate flooring. Glazed door opens onto private metal balcony.

Modern Fitted Kitchen

Fitted kitchen with a selection of upper and lower level units complete with formica worktops, stainless steel sink with drainer, electric oven and stainless steel overhead extractor fan. Plumbed for washing machine. Part tiled walls.

Bedroom 1 12'7 x 9'4



Ensuite



White suite comprising of corner shower cubicle, pedestal wash hand basin and low flush w.c. Tiled flooring

Bedroom 2 11'8 x 9'3



White Bathroom Suite



White bathroom suite comprising of panelled bath, corner shower cubicle, pedestal wash hand basin and low flush w.c. Tiled flooring.

Management Details

Please note that the management company is Black Dog Property and their fees are £1300 per annum, however they do offer a £100 reduction for prompt payment. The development also has an EWS1 form which is included in the sales pack.

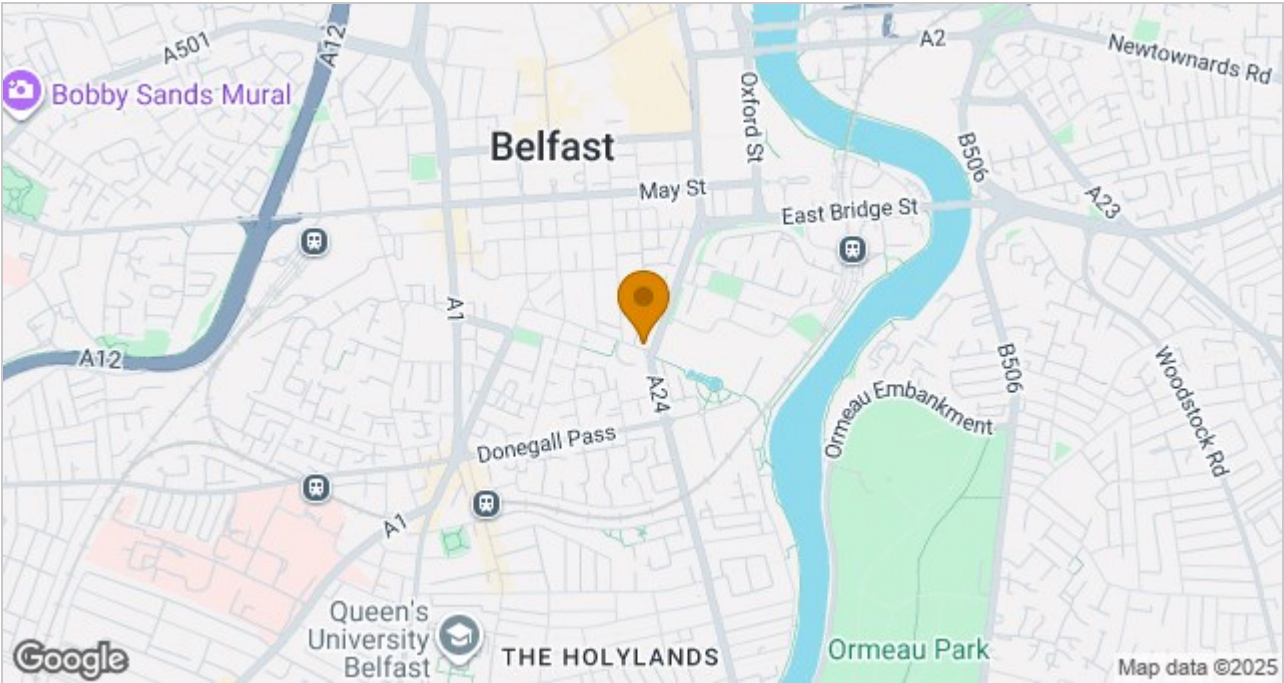
Disclaimer

Please note that all services and appliances have not, and will not be tested.

Floor Plan



Area Map



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