



Apt 12 The Oar, 31 Annadale Crescent, Annadale Avenue, Belfast, BT7 3NB

Asking Price £199,950

The Embankment 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 all on your doorstep together with transport links into and out of the city and idyllic walks along the Lagan towpath. The apartment itself has been finished and presented to an excellent standard with fitted kitchen open to the dining / living area, balcony overlooking the River Lagan that captures the afternoon sun, utility room, two double sized bedrooms with built in robes and white bathroom suite.

In addition there is lift access to each floor and underground parking via electric gates and a communal courtyard area to the front.

An excellent first time purchase.

- First Floor Apartment (Lift To Each Floor)
- Kitchen/Dining/Living With Balcony
- Two Double Bedrooms
- Gas Heating
- Communal Gardens
- Views Over The River Lagan
- Walk-in Utility Area
- White Bathroom Suite
- Double Glazing
- Electric Gates To Underground Parking

Energy Efficiency Rating		Current	Potential
(92 plus)	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		83	83

EU Directive 2002/91/EC



The Accommodation Comprises



Communal entrance hall accessed via intercom system. Electric gates also provide access to the underground car park, designated parking and lift access to each floor.

First Floor Apartment

Main front door to entrance hall. Laminate flooring. Built in storage, housing gas boiler.

Kitchen/Dining/Living 19'9 x 17'2 (6.02m x 5.23m)



Full range of high and low level units, formica work surfaces, stainless steel sink unit with mixer taps, part tiled walls. Access to balcony that overlooks the communal courtyard and the River Lagan that also captures the afternoon sun.

Balcony



Views over communal courtyard and out towards the River Lagan.

Walk in Utility Area 8'3 x 6'9 (2.51m x 2.06m)



Plumbed for washing machine.

Bedroom One 20'5 x 8'5 (6.22m x 2.57m)



At widest Points.

Built in storage. Laminate flooring.

Bedroom Two 12'3 x 9'9 (3.73m x 2.97m)



Built in robes. Laminate flooring.

White Bathroom Suite

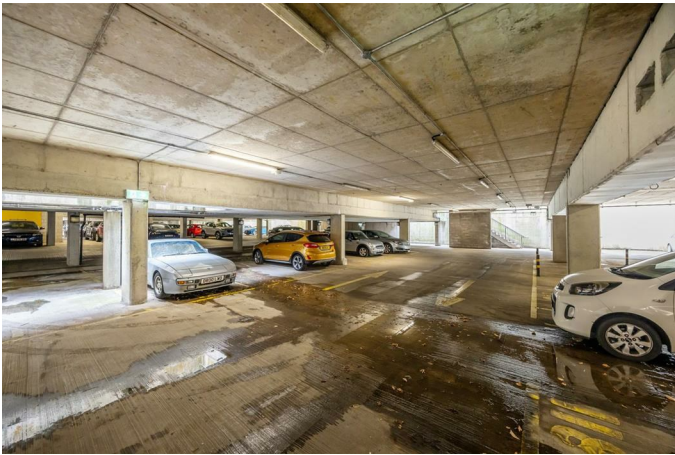


Comprising panelled bath with mixer taps, hand shower. pedestal wash hand basin, low flush, Storage cupboard that has been plumbed for shower unit.

Outside



Communal courtyard area to front.
Access to under ground car parking with designated parking, approached by electric gates.

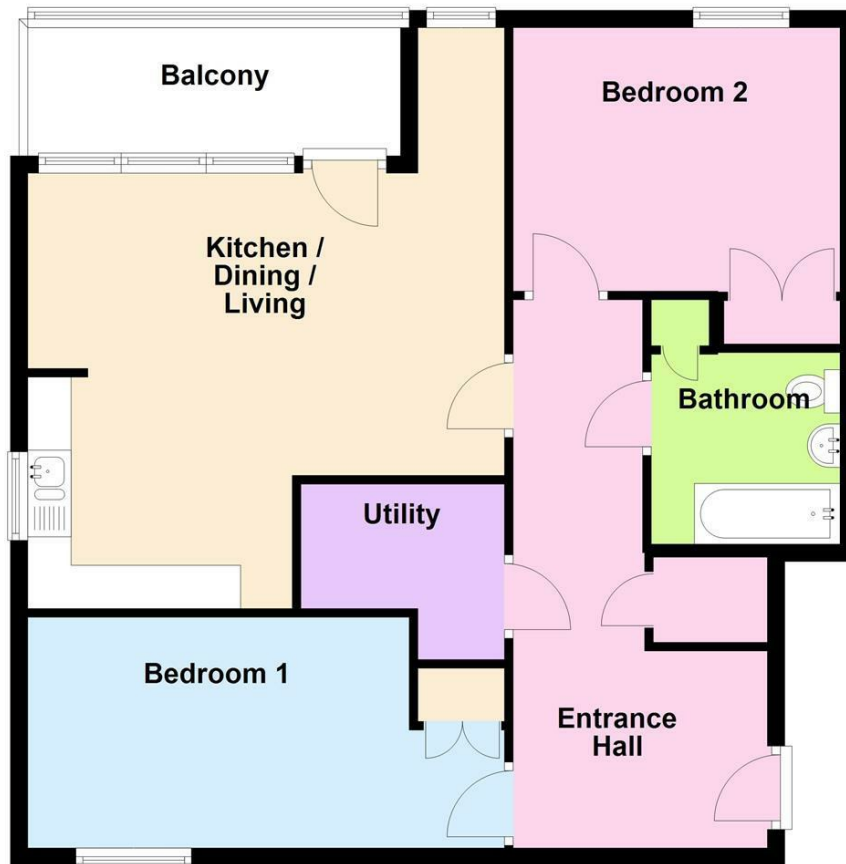


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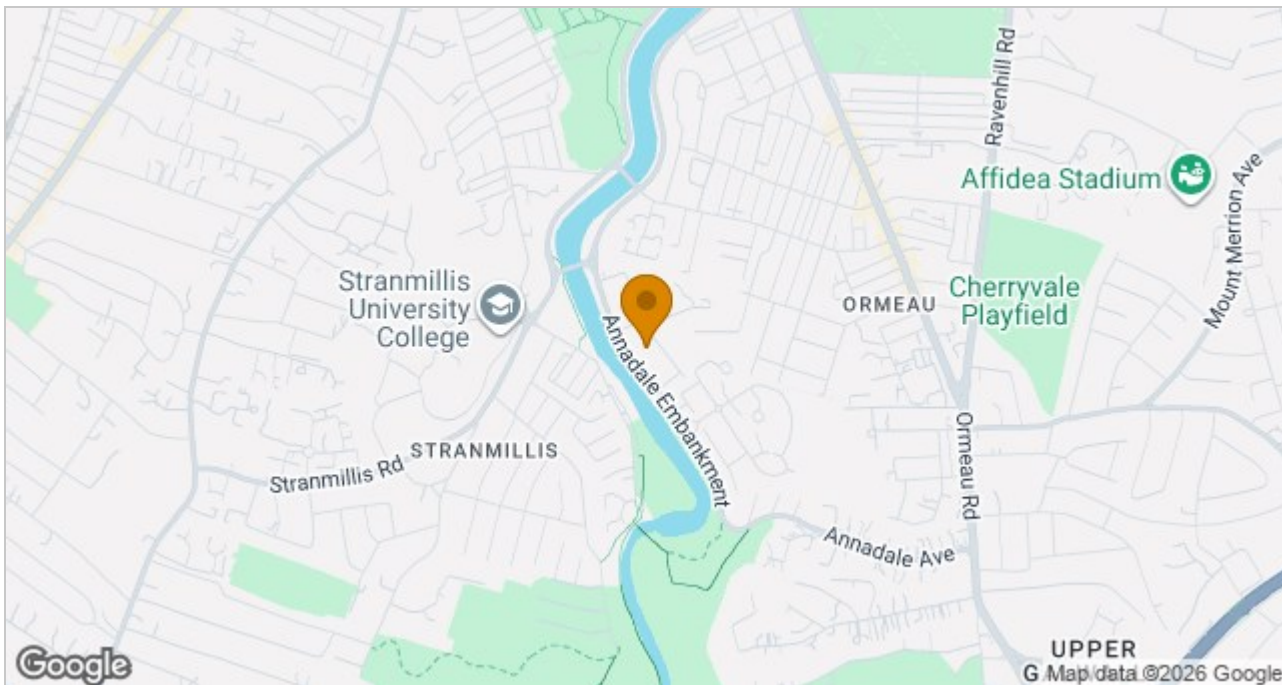
Management Fees per quarter are £563.46. McGuinness Fleck. Building insurance included.

Floor Plan

First Floor



Area Map



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