



Apt 503, Portland 88 Ormeau Road, City Centre, Belfast, BT7 1FE

Asking Price £225,000

Situated opposite the historic Gasworks site in the heart of Belfast, Coyles Place at Portland 88 is a landmark development of contemporary apartments.

Perfectly suited to both investors and first-time buyers, the development benefits from excellent transport connections and convenient access to key destinations, including Ormeau Park, Botanic Gardens, Queen's University Belfast, and Ulster University.

Apt 503 is in the fifth flooring with superb views from each room and comprises an open plan kitchen/dining/living with built-in appliances, two bedrooms, principle with en-suite and separate bathroom suite. In addition the property benefits from an electric heating and air recovery system complemented by double glazed windows.

This home also benefits from secure designated parking and lift access to each floor.

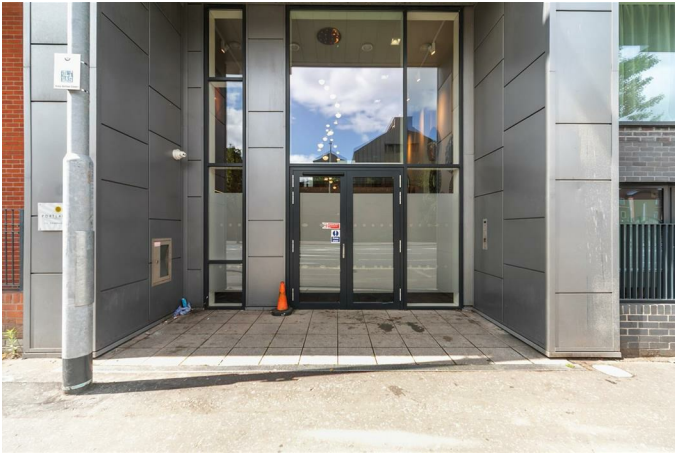
Portland 88 provides modern, comfortable living within walking distance of Belfast city centre, where residents can enjoy an extensive selection of shopping destinations, convenience stores, independent boutiques, cafés, and restaurants—all just minutes from their doorstep.

- Fifth Floor Apartment
- Kitchen / Dining / Living
- White Bathroom Suite
- Double Glazing
- Secure Designated Car Parking
- Superb Views From All Room
- Two Bedrooms Principle Bedroom With En-Suite
- Whole House MVHR Ventilation and air circulation system with heat recovery
- Lift Access To Each Floor
- City Centre Location

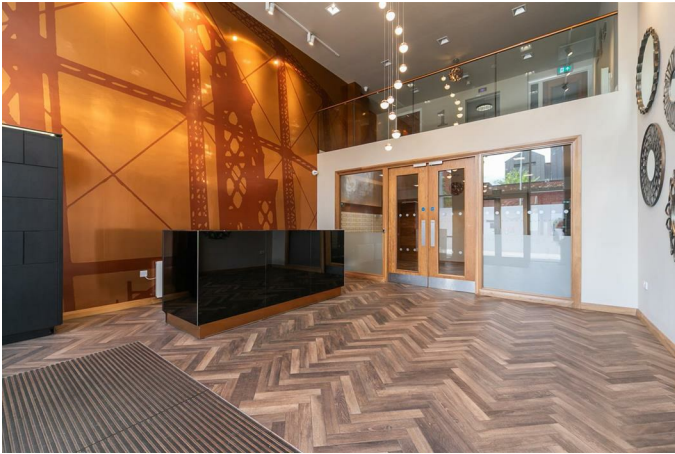
Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC



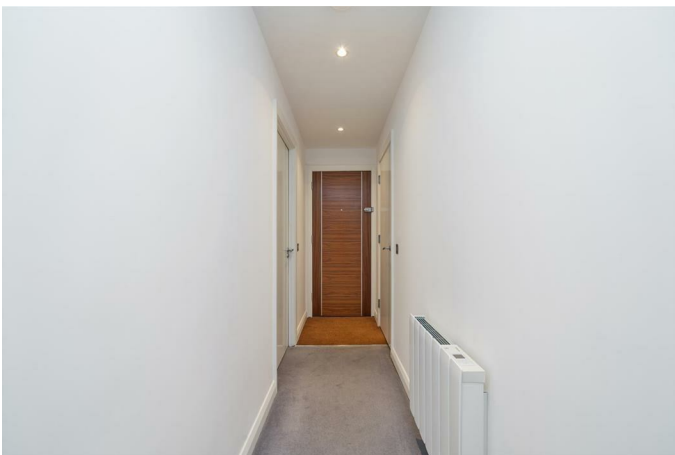


Communal Entrance Hall



Intercom system providing access to communal entrance hall, internal doors lead to communal lobby. The letter box is situated on the ground floor and there is also a “Bring me Box” for secure deliveries of any parcels which are controlled by an app and this is individualised to each apartment. All doors require key fob access for added security. At this point there is lift access and stairs to each floor. Apartment 503 is on the fifth floor.

Hallway



Walk-in storage area housing hot water tank.

Kitchen/Dining/Living 21'6 x 16'6 (6.55m x 5.03m)



Full range of high and low level units, granite worktops, single drainer sink unit with mixer taps, built in hob and extractor fan, Integrated fridge freezer, dishwasher and combined washing machine and dryer. Built in oven and microwave. Laminate flooring. Fantastic views.

Bedroom One 18'1 x 8'6 (5.51m x 2.59m)



(at widest points) Built in mirrored slide robes. Fantastic views.

Ensuite



Comprising large walk in shower cubicle, chrome shower unit, sink unit with mixer taps. hidden cistern w.c Heated chrome towel rail. Fully tiled walls. Tiled flooring.

Bedroom Two 11'9 x 6'2 (3.58m x 1.88m)



(at widest points)
Double mirrored sliding robes.

White Bathroom Suite

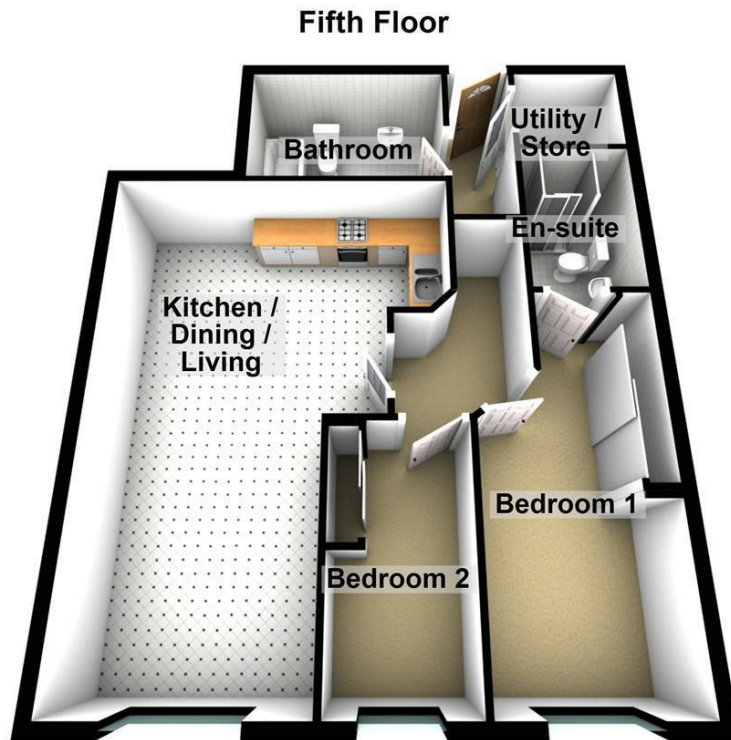


Comprising tiled panelled bath, chrome shower unit above, hidden cistern w.c sink unit with mixer taps, Large wall to wall vanity mirror. Heated chrome towel rail. Tiled flooring. Spot-lights.

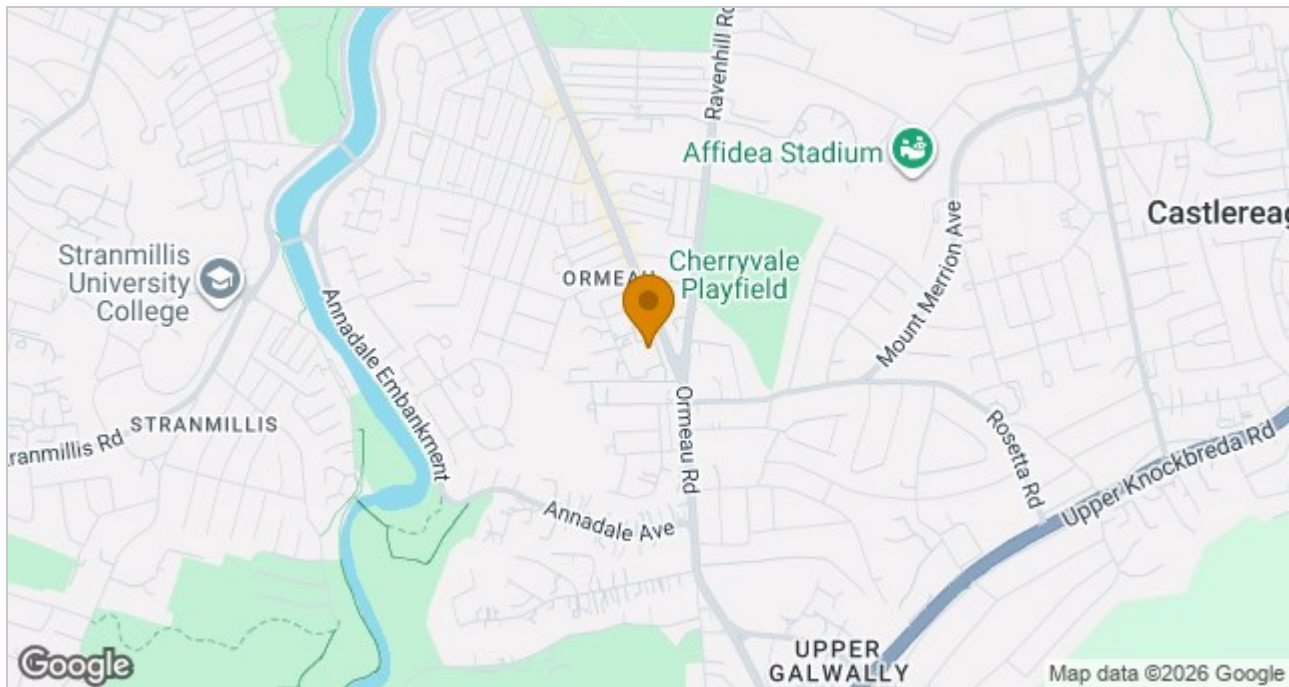
Outside

Secure, designated parking via electric shutter door.

Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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