



Apt 56 Bell Towers South, Ravenhill Road, Belfast, BT6 0GR

Asking Price £159,950

Recently constructed, the Bell Towers development straddles the Ormeau and Ravenhill Road and is convenient to all local amenities to include vibrant pubs, Restaurants and coffee shops, Forestside Shopping Centre and transport links into the city centre.

To access the apartment the main entrance is from the Ravenhill Road via the electric gates and follow the road to the left, through a shared opening to a bright courtyard bordered by the original brick boundary wall. Communal entrance hall provides access to the apartment with a superb kitchen / dining / living area with access to a balcony, double bedroom and shower suite.

Outside there is communal and designated parking, and a shared courtyard with gardens that capture the afternoon sun. This is a superb ground floor apartment in a fantastic location.

- Ground Floor Apartment
- Modern Fitted Kitchen / Dining / Living
- White Shower Suite
- Double Glazing
- Communal Gardens
- One Double Bedroom
- Access To Balcony From Living Area
- Gas Heating
- Communal on Upper Level & Designated Parking on Ground Floor
- Excellent First Time Purchase

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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



Glass panelled door to communal entrance hall via intercom system.

Entrance Hall



Main apartment front door to entrance hall, laminate flooring, built-in storage.

Kitchen/Dining/Living 26'0 x 13'0 (7.92m x 3.96m)



Full range of high and low level units, concealed lighting, Formica work surfaces, built in gas hob, and oven, stainless steel overhead extractor fan, integrated dishwasher, integrated fridge freezer. Part tiled walls. Laminate flooring. Double pvc doors to balcony/terrace.

Housing for gas boiler.

Bedroom One 13'1 x 11'4 (3.99m x 3.45m)



Built in bedroom wardrobes floor to ceiling.

White Bathroom Suite



Shower suite comprising large walk in shower cubicle with chrome shower unit, pvc panelling, drench head shower, wash hand basin with storage below, illuminated vanity mirror above, splash back tiling, low flush w.c.

Outside



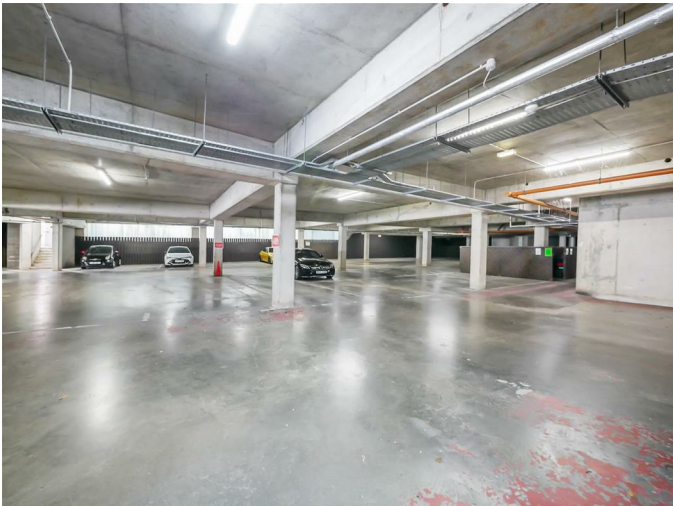
From the Ravenhill Road, there is pedestrian and vehicle access via electric gates to communal parking and a designated in the underground parking facility.
From the apartment there is access to communal gardens and courtyard area's.

Communal Parking



On Upper level.

Under Ground Parking



Allocated underground car parking spot for one car. Communal parking on upper level.

Management Company

Management fee: Company CSM

- £137 per month

- Special lift refurbishment bill: £53 per months being paid over the space of 5 years.

current vendor has already paid 2 years of this, so three years left. • Included in management fee is:

- o Buildings insurance

- o Gardening and landscaping

- o Bins

- o Window cleaning

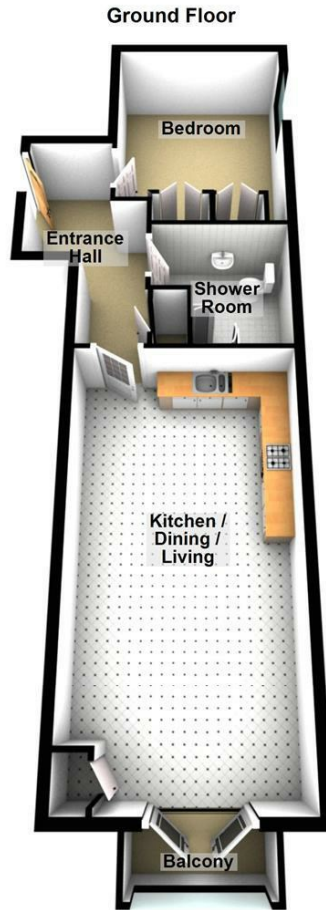
- o Cleaning of all communal areas weekly

- o Upkeep / maintenance of indoor and outdoor areas, including lighting and external walls etc. (all external rendering recently re-painted and the cost of that came out of the management fees)

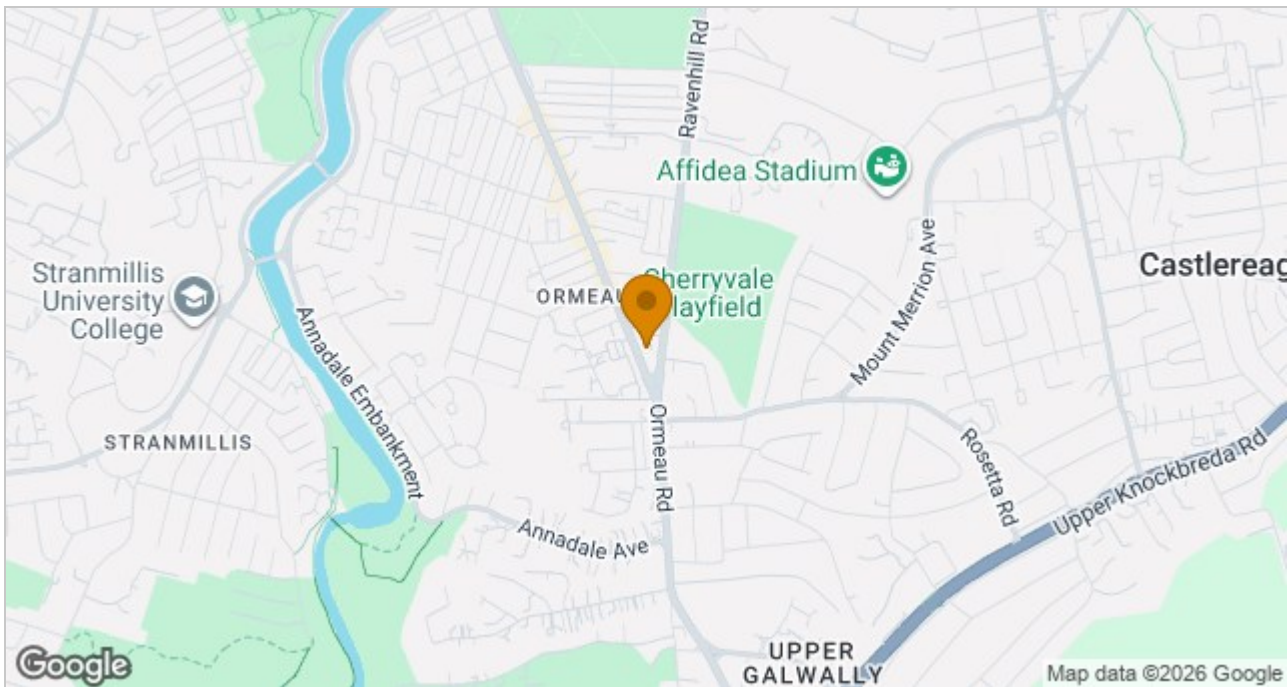
- o The general day-to-day maintenance of the lifts (outside of refurbishment programme)

- o Maintenance of electric gates

Floor Plan



Area Map



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