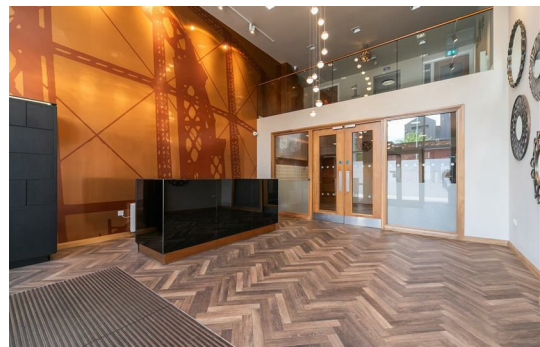




3.01 Portland 88
Ormeau Road
Belfast
BT7 1FD

LONGSTAND

Asking Price:
£225,000



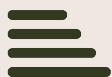
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2



1



EPC:
C79

Longstand Property presents 3.01 Portland 88. Situated on the Ormeau Road at the edge of Belfast city centre, this contemporary, third floor, two-bedroom apartment offers a perfect blend of modern living and urban convenience. Built in 2019 by Barnett Developments, the property spans an impressive 800 square feet and includes one secure, designated parking space.

Upon entering, you are greeted by a double height resident reception that sets the tone for the living experience at Portland 88. The layout is carefully designed with premium fixtures and fittings throughout including Bosch kitchen appliances and Saneux sanitary ware. The property comprises an L-shaped hallway with utility/store featuring a washer dryer leading to the open plan living/kitchen/dining space with south facing balcony overlooking the pristine resident courtyard. There are two double bedrooms with built in mirrored slide robes, en-suite shower room and bathroom.

With a management charge of £2,100 per annum, residents can enjoy the benefits of the well-maintained resident areas and services, enhancing the overall living experience.

The location is ideal for those who wish to immerse themselves in the vibrant culture and amenities of Belfast, with shops, restaurants, and parks within minutes' walk of the property.

Entrance Hallway

L-shaped with carpeted flooring and intercom.

Store/Utility

Double doors, shelving, washer dryer and water tank.

Living/Dining Space

21'0 x 12'11

South facing with glazed sliding doors providing access to balcony. Open plan to kitchen.

Balcony

South and south westerly aspect overlooking resident courtyard and with views towards Divis Mountain.

Kitchen

9'8 x 5'10

Contemporary fitted kitchen with extensive range of high and low level units and integrated units to include Bosch four ring electric hob, Bosch electric oven, Bosch microwave, fridge/freezer and dishwasher. Quartz stone worktop and upstands, stainless steel extractor unit and stainless 1.5 double sink.

Bedroom 1

9'11 x 9'3

Double bedroom with mirrored slide robes and carpeted flooring.

En-Suite

9'11 x 3'3

Saneux sanitary ware with sink and concealed cistern WC. Glazed enclosed shower with Vado rain shower and hand attachment, wall and floor tiling and electric heated towel rail.

Bedroom 2

9'3 x 8'11

Double bedroom with carpeted floor and mirrored slide robes.

Bathroom

9'3 x 5'7

Saneux sanitary ware with sink unit and concealed cistern WC. Vado rain shower over bath with separate controls, wall and floor tiling and electric heated towel rail.







DIRECTIONS

Approaching from the city centre along Cromac Street, Portland 88 is located at the junction of Ormeau Road and Donegal Pass.

CONTACT

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