

RODGERS & BROWNE

402 The Lucas Building
1-3 Ormeau Avenue, Belfast, BT2 8HB

offers around £129,950



The Agent's Perspective...

"The Lucas Building is located on a prime city centre site at the junction of Ormeau Avenue/Ormeau Road and Cromac Street and is opposite the restored Gas Works. This fourth floor apartment offers great value for money in terms of space and convenience, consisting of a large open planned living/kitchen area, one large double bedroom, and modern shower room suite.

Due to its proximity to the City Centre and closeness to all the amenities a city has to offer such as transport links, major shopping outlets, nightlife, hotels and restaurants this one bed apartment will not be available for long so an early viewing is a must."



76 High Street, Holywood, BT18 9AE

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Living room



Living room



Communal entrance hall

The facts you need to know...

A spacious fourth floor apartment situated in the heart of Belfast city centre

Features a large open-plan kitchen/living/ dining area

One generously sized double bedroom

A contemporary shower room with white suite

Living area opens to a Juliette balcony, enhancing natural light and ventilation

Benefits from gas fired central heating, intercom entry, and lift access

Secure parking with a designated car parking space

Close to major transport links, shopping centres, nightlife, hotels and restaurants

An excellent opportunity for first time buyers, professionals, or investors seeking central Belfast living

Presented to the market "chain-free"

We recommend early inspection to fully appreciate what this property has to offer

N.B. This is a managed environment where various aspects are arranged through a management company for the benefit of all. This includes electricity for common areas, fire alarm, buildings insurance, lift maintenance and repairs. The current contribution for this apartment is £1,300.00 per annum



Kitchen/dining space



Entrance hall

The property comprises...

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Solid wooden front door to hallway. Lift and stairs to fourth floor.

ENTRANCE HALL

Laminate flooring.

SHOWER ROOM

Three piece white suite comprising large corner shower cubicle with thermostatically controlled shower unit, vanity basin illuminated mirrored cabinet, low flush wc, chrome heated towel radiator, extractor fan, laminate flooring.

BEDROOM (1)

21' 5" x 8' 5" (6.53m x 2.57m)

Laminate flooring.

KITCHEN/LIVING/DINING

31' 1" x 10' 8" (9.47m x 3.25m)

Extensive range of high and low level shaker style units with laminate worktops, integrated Hotpoint electric oven and four ring gas hob with stainless steel chimney extractor fan over, integrated fridge freezer, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls, laminate flooring, low voltage lighting, open to living area with double doors to Juliette balcony.



Bedroom one

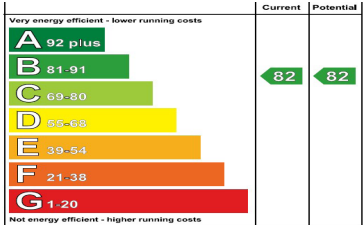


Ensuite shower room

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?	X		
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)	
Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Telephone	GOOD COVERAGE
Broadband and speed	Ultrafast 1000 Mbps 100 Mbps

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: TBC

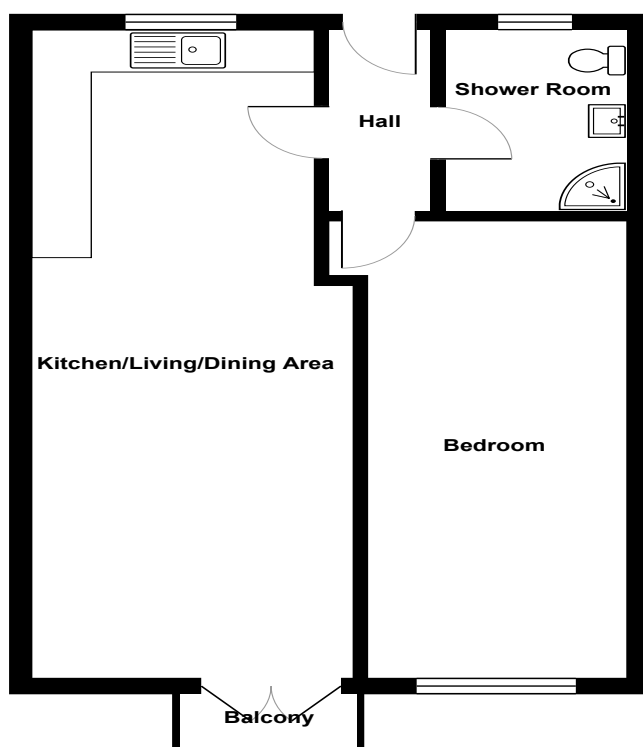
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025/2026 £959.30

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

The Lucas Building is located at the junction of Ormeau Avenue/Ormeau Road and Cromac Street and is opposite the restored Gas Works.



Total Area: 57.6 m² ... 620 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

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