



## Apartment 309, Portland 88, 55 Ormeau Road, Belfast, BT7 1FD

- Luxury, Third Floor Apartment
- Lounge Through Dining Room
- Deluxe Bathroom
- PVC Double Glazing
- Convenient Location
- Two Bedroom; Principal En Suite
- Modern Fitted Kitchen
- High-Efficiency Electric Heating System
- Lift Access
- Ideal First Time Buy / Buy To Let

Offers Over £209,950

EPC Rating C



55 Ormeau Road, Belfast, BT7 1FD



## **PROPERTY DESCRIPTION**

### **ACCOMMODATION**

### **COMMUNAL ENTRANCE HALL**

Intercom entry system. Lift and stair access to upper floors.

### **PRIVATE ENTRANCE HALL**

### **UTILITY STORE**

Plumbed for automatic washing machine.



## **LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 24'8" x 15'4" (wps)**

Luxury, fitted kitchen with range of high and low level storage units with contrasting quartz worktop. Inlaid stainless steel 1.5 bowl sink unit. Integrated touch screen Bosch ceramic hob with extractor hood over. Integrated Bosch oven and microwave. Integrated fridge freezer and dishwasher. Quartz splashback and upstands to walls. Wood laminate floor covering. Feature window to front elevation.

## **PRINCIPAL BEDROOM 12'5" x 10'9" (wps)**

Wall to wall fitted wardrobes in mirror panelled sliding doors. Feature window to front elevation.

## **DELUXE EN SUITE SHOWER ROOM**

Contemporary, white, three piece suite comprising fully tiled shower enclosure, wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Part tiling to walls. Tiled floor.

## **BEDROOM 2 12'6" x 8'9" (wps)**

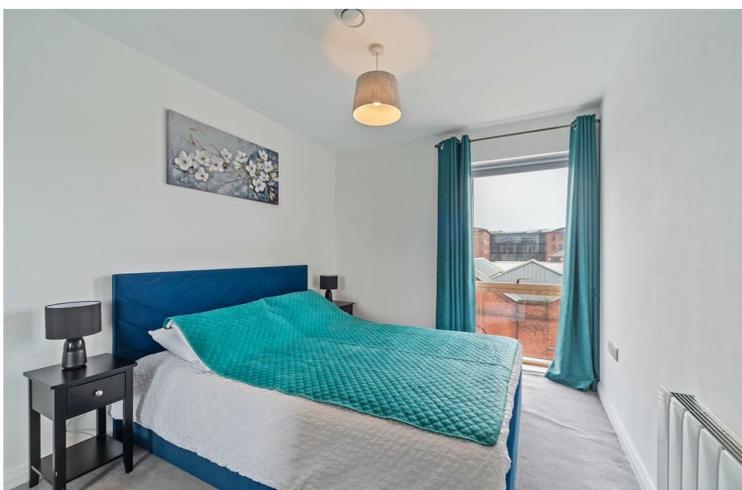
Fitted wardrobe in mirror panelled sliding doors. Feature window to front elevation.

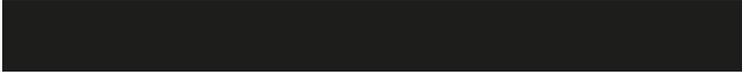
## **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising tiled encased bath, wash hand basin and concealed cistern WC. Thermostat controlled mains shower and glass shower screen over bath. Towel radiator. Part tiling to walls. Tiled floor.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





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**Luxury, two bedroom, third floor, city centre apartment, situated within the recently constructed Portland 88 development, Ormeau Road, Belfast.**

**The property comprises communal entrance hall, with lift and stair access to upper floors, private entrance hall, lounge through dining room, modern fitted kitchen, utility store, two well-proportioned bedrooms, to include principal en suite, and separate, deluxe bathroom.**

**Other attributes include high-efficiency electric heating system, PVC double glazing, and convenient location.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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