



This spacious, first floor apartment is set in a superb situation tucked away off Annadale Avenue and the Ormeau Road. The property is highly convenient to local amenities including; shops, restaurants, pubs and Forestside Shopping Complex and Lisburn and Ormeau Roads close by.

The property offers excellent accommodation which is in need of modernisation and updating throughout. There is a good sized lounge open plan to fitted kitchen, two bedrooms and bathroom.

Ideal for an owner occupier or investor due to the extremely accessible location into the City Centre.

There communal gardens and parking.

Offers Over
£197,500

Apt 7 Brooklands Court,
1 Annadale Avenue,
Belfast,
BT7 3TH

Viewing by
appointment
through agent
028 9066 3030

- Spacious First Floor Apartment in Extremely Convenient Location Just off the Ormeau Road and a Short Distance into the City Central
- External Stairs to the Front Door
- Good Sized Lounge with Dining Area Open Plan to Fitted Kitchen
- Two Bedrooms
- Main Bathroom
- Gas Heating
- Priced to Allow for Modernisation and Updating
- Communal Gardens and Parking Area
- Most convenient highly desirable location of interest to both Owner Occupiers and Investors

The Property Comprises:

First Floor

Hardwood front door and glazing to . . .

LOUNGE & DINING AREA: 19' 8" x 16' 7" (5.99m x 5.05m) (at widest points). Fireplace. Open plan to . . .

FITTED KITCHEN: 09' 6" x 7' 5" (2.9m x 2.26m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for cooker, space for fridge freezer, space for cooker, part tiled walls, Velux window.



INNER HALL: Access to roofspace, airing cupboard with gas fired boiler.

BEDROOM (1): 12' 7" x 9' 4" (3.84m x 2.84m) Built-in wardrobe, door to balcony.



BEDROOM (2): 12' 1" x 7' 4" (3.68m x 2.24m)

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, part sheeted walls.



Outside

Communal surrounding gardens and parking, bin area.



Telephone 028 9066 3030

www.templetonrobinson.com



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From the Ormeau Road turn right onto Annadale Avenue and Brooklands Court is first on the right.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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