

Outside

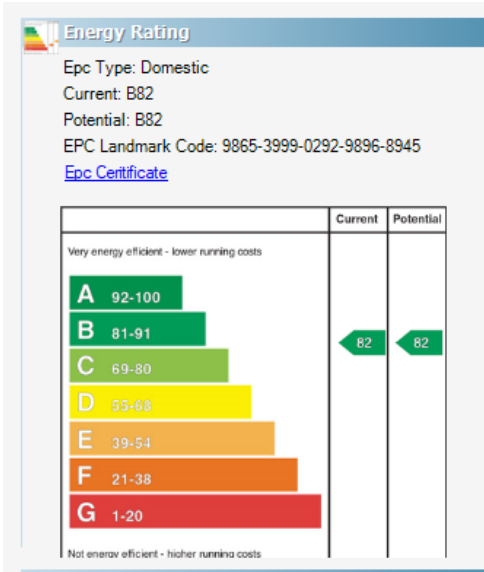
Bike store.

Management company: CSM.

Management Fee: £1856.90 per annum.

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Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
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MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



Ideally situated in the heart of Belfast City Centre on the Dublin Road, this is the perfect opportunity to purchase a spacious one bedroom, fifth floor apartment with fantastic views over the City. The apartment is modern and well finished to a high specification and is ideal for city centre living.

The communal halls are well maintained and the apartment comprises; entrance hall, lounge open plan to dining room with fantastic views and modern fitted kitchen with range of integrated appliances. There is a good sized double bedroom with built in robes and a modern shower room.

Early viewing is highly recommended to avoid disappointment.

Offers Over
£145,000

35 The Gallery,
71 Dublin Road,
BELFAST,
BT2 7HG

Viewing by
appointment with
& through agent
028 9066 3030

35 The Gallery,
71 Dublin Road,
BELFAST, BT2 7HG

Property Features

- Modern Fifth Floor One Bedroom Apartment with City Views
- Communal Hall with Stairs and Lift to Fifth Floor
- Entrance Hall
- Lounge with Casual Dining and Fabulous City Views
- Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Good Sized Bedroom
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Ideal City Centre Location Walking Distance of A Host of Amenities in the Area and Close to Public Transport Links
- Suitable for an Owner Occupier or Investor

Location:

Off Dublin Road Belfast beside Shaftesbury Square, number 71 Dublin Road.

Property Comprises

Ground Floor

COMMUNAL HALL: Stairs and lift to:

Fifth Floor

Hardwood front door to:

ENTRANCE HALL: Ceramic tiled floor, boiler cupboard.

MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, heated towel rail, fully tiled walls, ceramic tiled floor.

BEDROOM (1): 10' 3" x 6' 10" (3.12m x 2.08m) (at widest points). Built-in robe with mirrored fronted doors.

LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN AND DINING AREA: 18' 0" x 10' 7" (5.49m x 3.23m) Range of high and low level units, work surfaces, integrated dishwasher, integrated Caple oven, Caple microwave, integrated washer/dryer, part tiled walls, ceramic tiled floor, low voltage spotlights.

