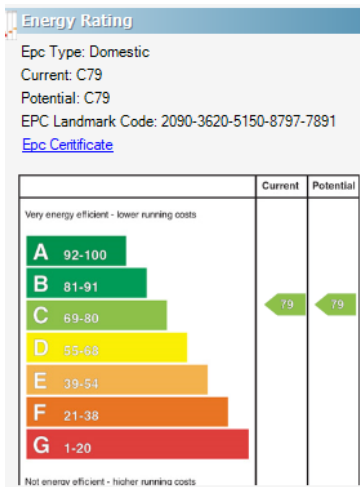




Sizes And Dimensions Are Approximate. Actual May Vary.

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



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.



Attractive first floor apartment with lift access and garden views, set in a convenient location on the Ormeau Road and within close proximity to Belfast City Centre. This property will appeal to the buyer looking an easily maintained property requiring little to do but move in and enjoy. The apartment offers modern and stylish living accommodation throughout. The accommodation briefly comprises, bright living/dining room, open plan to fully fitted kitchen with a range of integrated appliances, one double bedroom and contemporary white bathroom suite. Double glazing and gas central heating enhance the low maintenance appeal and the property further benefits from an on-site fitness suite and the essential secure car parking space. Recent sales within this development have been extremely popular, we recommend an internal appraisal at your earliest convenience.

Offers Over
£164,950

Apt 123 The Bakery,
311 Ormeau Road,
Belfast,
BT7 3GA

Viewing by
appointment with
& through agent
028 9066 3030

Apt 123 The Bakery,
311 Ormeau Road,
Belfast, BT7 3GA

Property Features

- Beautifully presented first floor apartment with lift access and allocated car parking
- Situated in a prime residential location on the Ormeau Road and within close proximity to Belfast City Centre
- Bright living with garden views
- Modern fully fitted kitchen with integrated appliances
- Spacious double bedroom with built in wardrobe
- Contemporary white bathroom suite
- Gas heating; Double Glazing
- Early viewing highly recommended

Location:

Ormeau Road, heading out of town past Ormeau Park on the left hand side, the Bakery Development is then on your right hand side.

Property Comprises

First Floor

HALLWAY: Hardwood front door, storage cupboard with gas boiler, wood strip flooring.

LIVING ROOM: Wood strip flooring, recessed lighting.

KITCHEN: 19' 9" x 13' 9" (6.02m x 4.19m) Range of high and low level units, built in oven, ring gas hob, extractor fan, integrated fridge/freezer, dishwasher, microwave, washing machine, stainless steel sink with mixer tap, laminate worksurfaces, tiled splashback, ceramic floor tiling.

BATHROOM: 8' 9" x 5' 5" (2.67m x 1.65m) White suite comprising low flush WC, wash hand basin, bath with overhead shower, fully tiled, chrome heated towel rail, recessed lighting, extractor fan.

BEDROOM (1): 14' 6" x 8' 9 " (4.42m x 2.67m) Built in wardrobe.

Management company

Charles White

Service Charge

Approx £1500 per annum

