



## Apartment 11, Ardmore Court 2A Ardmore Avenue Ormeau BT7 3HD £1,295 Per month

Welcome to 11 Ardmore Court!

No.11 Ardmore Court is a luxury 1st floor two-bedroom apartment in a secure gated development at the top of the Ormeau Road. The location is ideally located due to its proximity to a wide range of social and recreational amenities such as Forestside Shopping Centre, Ormeau Park and numerous coffee shops, restaurants and bar. There is a regular bus service to the City Centre with a bus stop outside the development.

Internally the property briefly comprises of; an open-plan living/dining/kitchen area with access to a private balcony overlooking Ormeau Road. A modern cream shaker-style fitted kitchen with a range of high and low level units including appliances. There are two double bedrooms (Master with a Contemporary Ensuite Shower Room). The main shower room comprises if a large walk-in shower enclosure, vanity sink unit and dual flush W.C. The property also benefits from gas-fired central heating, uPVC double glazing and secure underground car parking.

Contact us on 02890388383 to arrange your personal viewing.

### Viewing

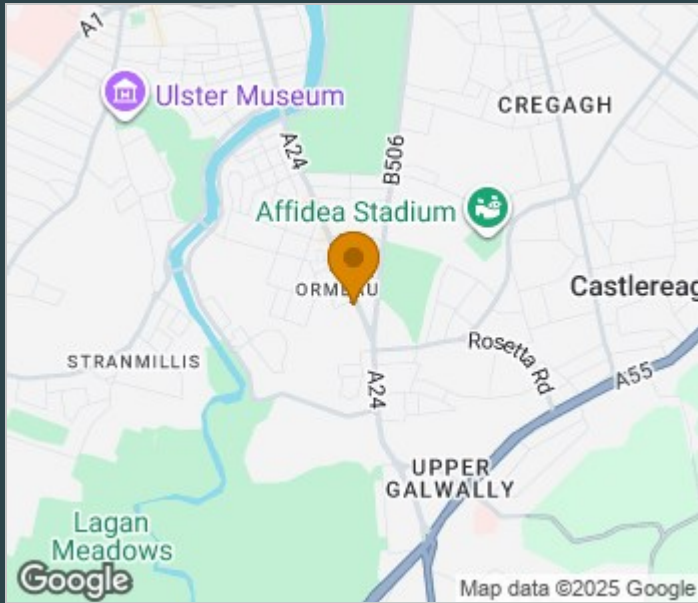
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- **Luxury 1st Floor Apartment in the Popular Ardmore Court Development on the Ormeau Road**
- **Large Open Plan Living/Dining/Kitchen Area with Access to Private Balcony**
- **Modern Cream Shaker Style Fitted Kitchen with Appliances**
- **Two Double Bedrooms (Master with a Contemporary Ensuite Shower Room)**
- **Shower Room with Walk in Shower Enclosure**
- **uPVC Double Glazed and Gas Fired Central Heating**
- **Gated Development with Secure Underground Car Parking at the Top of the Ormeau Road**
- **Comes Fully Furnished and Available from the 6th of September 2025**
- **Popular and Convenient Location**






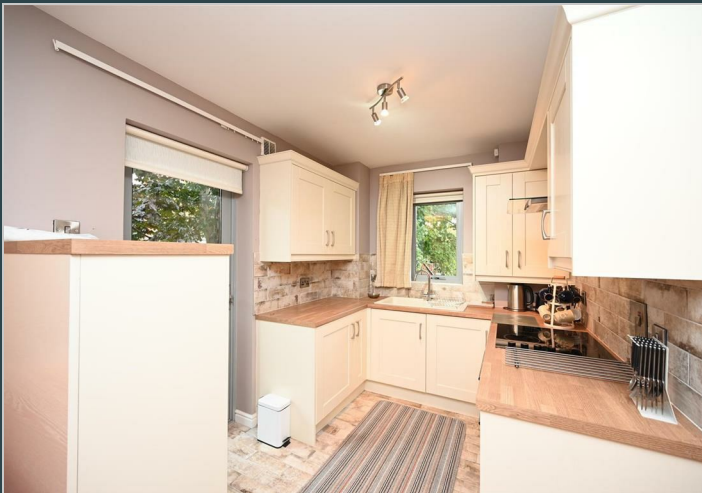
## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</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 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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