



An outstanding modern apartment on the second floor of this exciting and sought after apartment complex. Conveniently situated approximately 1 mile from Belfast city centre, the complex is opposite the popular Ormeau Park and the increasingly popular cafes and restaurants on the Ormeau Road.

This delightful 890 sq ft apartment offers a bright well presented layout incorporating a spacious living room and dining area, superb modern fitted kitchen with extensive range of built-in units and integrated appliances, two well proportioned bedrooms (the master bedroom with an excellent ensuite shower room), and a deluxe main bathroom.

In addition the property benefits from uPVC double glazed windows, gas fired central heating, secure parking space and lift access to all floors.

The impressive communal garden areas, and penthouse gym with roof terrace simply adds to the character and ambiance of this exceptional building.

Offers Over  
£225,000

233 The Bakery,  
Ormeau Road,  
Belfast,  
BT7 3GB

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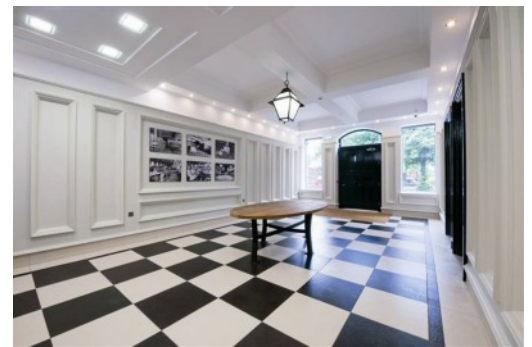
Viewing by  
appointment  
through agent  
028 9066 3030

- Magnificent Second Floor Apartment of approximately 890 sq ft in Superb Apartment Complex
- Excellent Convenience to Belfast City Centre (approximately 1 mile)
- Outstanding Communal Areas & Communal Courtyard Gardens Designed by Dirmuid Gavin
- Spacious Living Room with Dining Area
- Superb Modern Kitchen Area with Range of Integrated Appliances
- 2 Double Bedrooms, Master with Ensuite Shower Room
- Deluxe Main Bathroom
- Quality Hardwood Flooring in Living Room & Hallway
- Superb Fitted Plantation Shutters on all Windows
- Access to Penthouse Gym with Roof Terrace
- Glazed Central Link Specially Designed Glass Lifts with Views over Courtyard Gardens
- Ground Level Secure Parking with One Parking Space Relating to the Apartment
- CASH OFFERS ONLY

The Property Comprises:

Second Floor

ENTRANCE HALL:



MODERN FITTED KITCHEN / LIVING ROOM & DINING AREA: 28' 6" x 11' 8" (8.69m x 3.56m)

Range of modern high and low level kitchen units with integrated appliances including built-in gas hob, electric oven, integrated dishwasher and integrated washer dryer, integrated fridge.







BEDROOM (1): 18' 7" x 9' 0" (5.66m x 2.74m) Double built-in Sliderobes.

ENSUITE SHOWER ROOM: Spacious shower cubicle, pressurised shower unit, pedestal wash hand basin, low flush wc, fully tiled walls and floor.



BEDROOM (2): 14' 1" x 9' 0" (4.29m x 2.74m) Double built-in Sliderobes.

SUPERB BATHROOM: Panelled bath with mixer tap, pedestal wash hand basin, low flush wc, feature tiled walls and flooring. Outside





Impressive communal entrance areas, one car parking space.

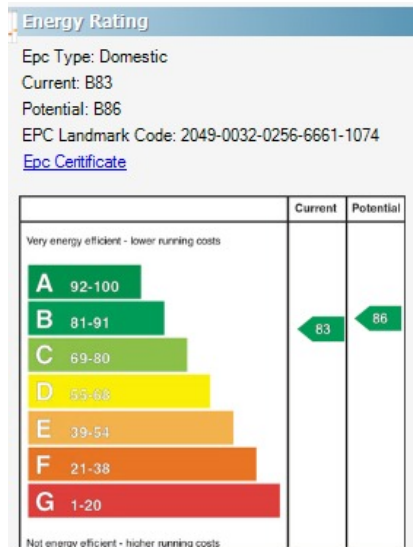
Service Charge

Approximately £1,000 a year.

Location:

Main Ormeau Road heading out of town past Ormeau Park on left hand side. The Bakery development is then on the right hand side.

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](http://www.templetonrobinson.com)



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