



Apt 1, 2H Ardenlee Street, Ravenhill / Cregagh, Belfast, BT6 8QJ

Asking Price £195,000

Ardenlee Street / Ardenlee Avenue has always been a popular location with its close proximity to the City Centre, transport links to most parts of the City and is within walking distance to the coffee shops, restaurants and entertainment facilities of the Ormeau Road.

This particular duplex apartment offers spacious well proportioned accommodation over two floors, comprising a superb sized lounge dining that benefits from lots of natural light and has access to a small balcony, modern fitted kitchen with built-in appliances and w/c to service this level.

Upstairs there are two double bedrooms and contemporary shower suite .

The apartments are also very efficient with gas heating and double glazing.

Externally there is ground level communal courtyard that provides access for bin storage.

An excellent, spacious apartment that would make an ideal first time purchase and / or investment.

- Fantastic Duplex Apartment
- Lounge / Dining With Access To Balcony
- Downstairs w/c
- Gas Heating
- Communal Courtyard
- Two Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Shower Suite On Upper Floor
- Double Glazed
- Fantastic First Time Purchase & Or Investment

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

Current	Potential
71	77

EU Directive 2002/91/EC



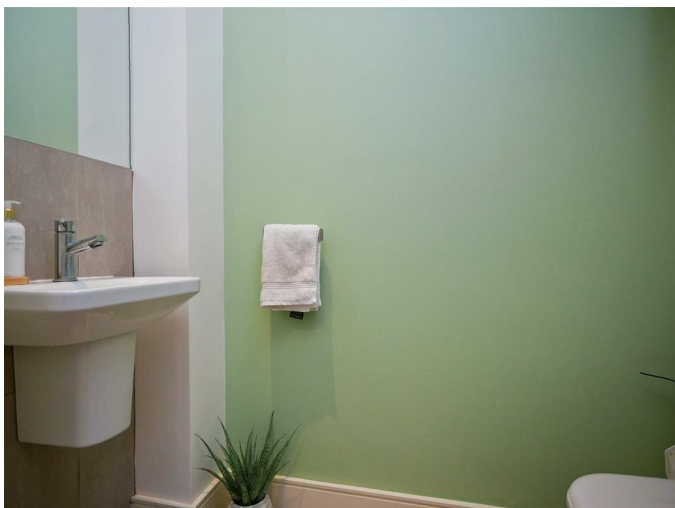
First Floor

Entrance



Communal front door to entrance hallway via intercom system, stairs to 1st floor.
Main front door to entrance hall. Built in storage.
Tiled flooring.

Down-stairs w.c



Sink unit with mixer taps. Low flush w.c Tiled flooring.

Lounge/Dining 18'8 x 13'0 (5.69m x 3.96m)



Laminate flooring. Spot-lights. Three large windows flood the area with natural light. Glazed door provides access to balcony finished with artificial grass. Open to fitted kitchen.





Modern Fitted Kitchen 13'6 x 10'7 (4.11m x 3.23m)



Full range of high and low level units. Formica work surfaces, built in hob and oven, stainless steel extractor fan, integrated fridge freezer and washing machine. Tiled flooring. Spot-lights.



Second Floor

Bedroom One 15'3 x 7'8 (4.65m x 2.34m)



At widest points.
Storage into eaves.

Bedroom Two 12'4 x 11'1 (3.76m x 3.38m)

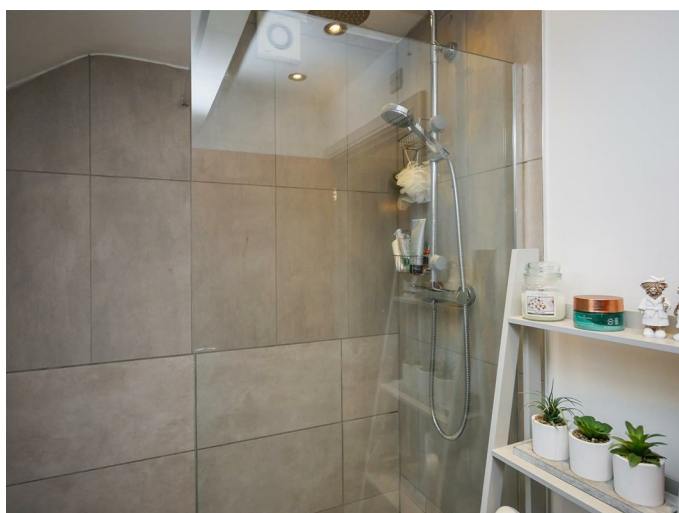


Storage into eaves.

Shower Suite



Comprising walk in shower unit with chrome shower unit with drench head shower, glazed partition, pedestal wash hand basin, low flush w.c Fully tiled walls, tiled flooring. Heated chrome towel rail.



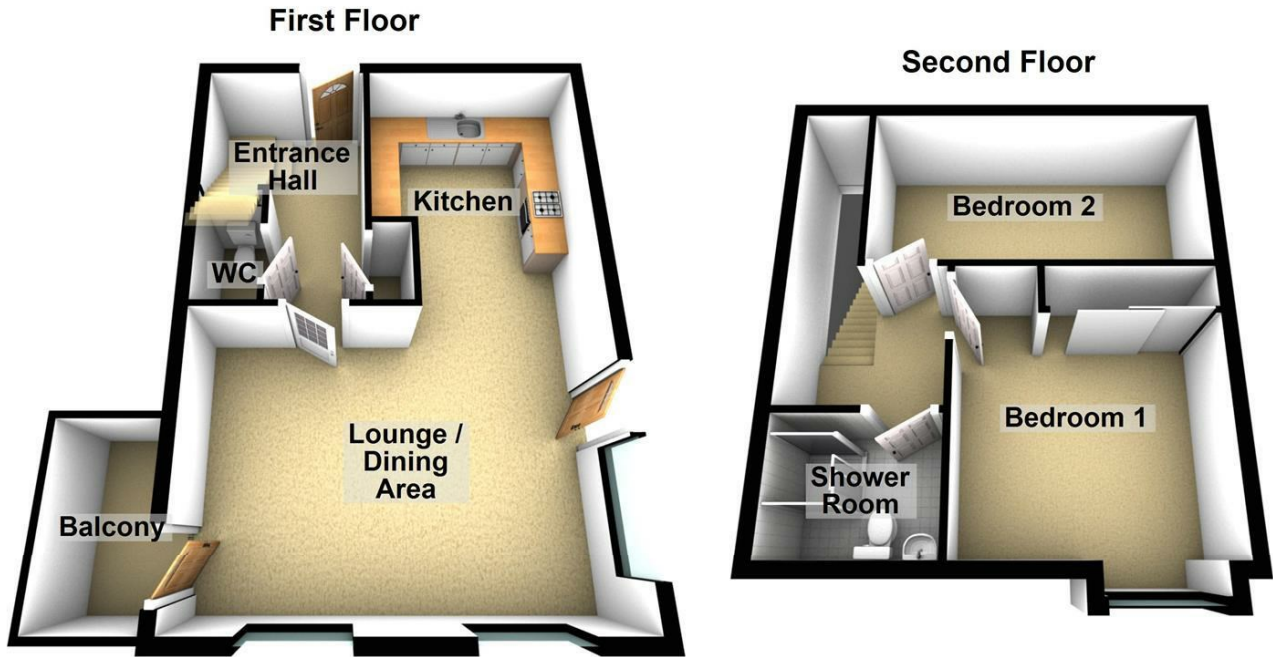
Outside

Communal courtyard area providing access to bin storage.

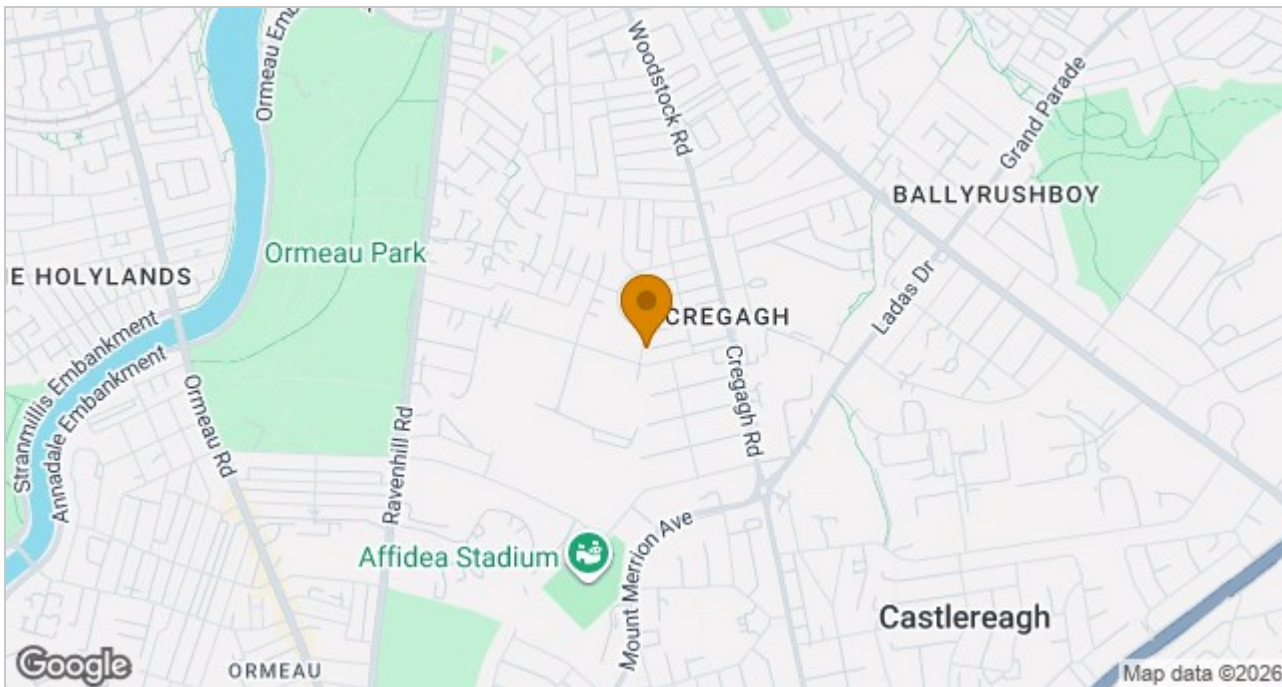
Management Company

Please note that the management company is Flat Management Services and their fees are £550 per 6 months.

Floor Plan



Area Map



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