ULSTER PROPERTY SALES
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NETWORK STRENGTH – LOCAL KNOWLEDGE

Apt 5 Meadow House, 47 The Boulevard, Belfast, BT7 3LN

Asking Price £210,000

Situated off Annadale Avenue on the banks of the River Lagan, Wellington Square is a popular development within walking distance to Forestside Shopping Centre, Queens University and the PEC, Stranmillis Village and the Ormeau Road with its array of cafes restaurants and entertainment facilities. Also close by is the Lagan towpath with transport links into and out of Belfast City Centre.

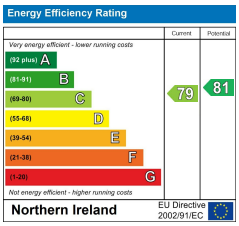
Situated on the ground floor, this apartment offers spacious, well proportioned accommodation comprising two bedrooms, one with en-suite, good sized lounge / dining, fitted kitchen with granite work surfaces and a white bathroom suite.

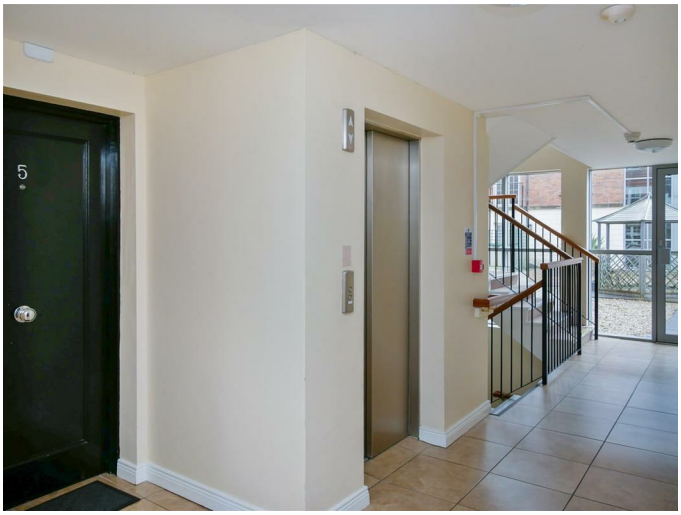
The property also benefits from a gas heating system and double glazing.

Outside there is communal courtyard that can be accessed directly from the apartment as well as secure underground parking.

An excellent property for the first time buyer and also those hoping to downsize benefit from the convenience of apartment living.

- Ground Floor Apartment
- Two Bedrooms Principle With En-Suite
- Fitted Kitchen
- Gas Heating
- Communal Courtyard
- Convenient Location On The Banks Of The River Lagan
- Lounge Open To Dining Room
- White Bathroom Suite
- Double Glazed
- Designated Parking





Ground Floor Apartment

Communal entrance via intercom system. Main front door to entrance hall. Double built in storage. Access to inner Hallway.

Lounge/Dining 19'1 x 15'0 (5.82m x 4.57m)

(at widest points) Wood block walnut flooring. Inward opening patio doors. Open plan to fitted kitchen

Fitted Kitchen 11'7 x 7'5 (3.53m x 2.26m)

Full range of high and low level units, granite work tops, built in hob and oven, stainless steel overhead extractor fan, integrated fridge freezer and dishwasher, housing for gas boiler. Part tiled walls. Tiled flooring. Spot-lights.

Bedroom One 11'9 x 10'4 (3.58m x 3.15m)

Pvc glass panelled doors providing access to communal courtyard.

Contemporary En-suite

Comprising large walk in shower cubicle with Matt black frame and matching shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights.

Bedroom Two 15'6 x 10'1 (4.72m x 3.07m)

White Bathroom Suite

Comprising panelled bath with mxier taps and hand shower, wash hand basin with mixer taps, low flush wc Part tiled walls. Tiled flooring Spot-lights.

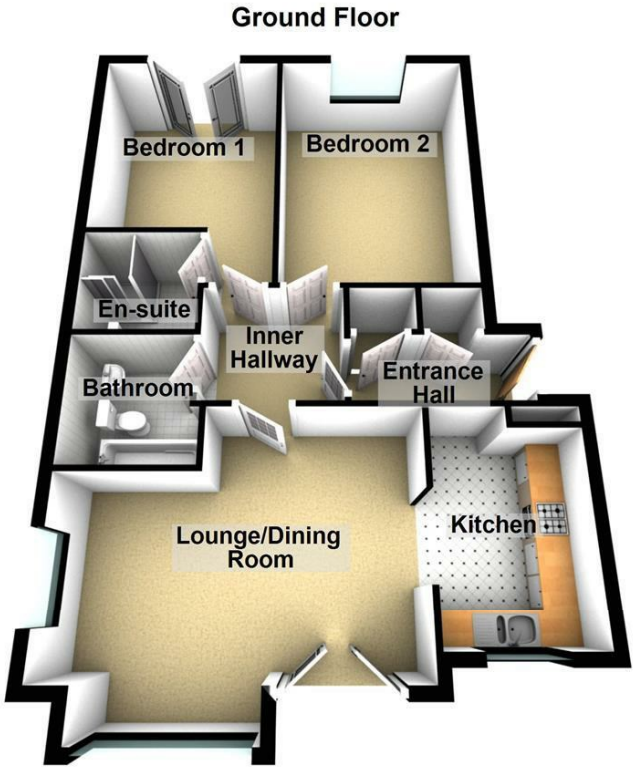
Outside

As the apartment is situated on the ground floor there is direct access to the communal courtyard.
Designated, secure parking via electric gates.

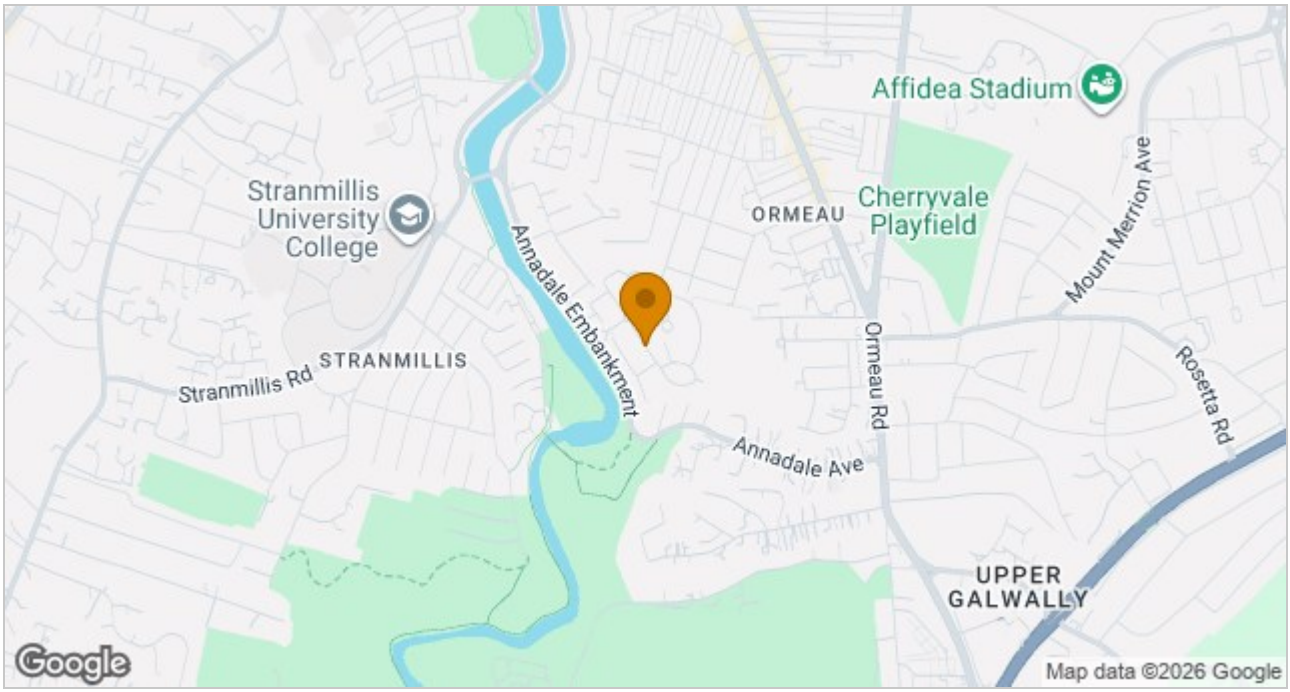
Management Company

Investa Property Management £1600 per annum

Floor Plan



Area Map



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