

simon**BRIEN**
RESIDENTIAL

Apartment 2.05 Portland 88,
Ormeau, BT7 1FD



Asking Price £215,000

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KEY FEATURES

- Well Presented Two Bedroom Second Floor Apartment Located on the Ormeau Road in South Belfast
- This Apartment Has A Legal Agreement To Operate Holiday Keys and Short Term Rentals Producing An Average Rental Income Of £2,500 Per Month
- Constructed Circa 2019
- Conveniently Located Within Walking Distance to Belfast City Centre
- Within Close Proximity to the Ormeau Road and Ravenhill Road
- Fantastic Private Outlook Across Belfast City Centre and the Ormeau Road
- Close to Excellent Schools, Parks, Belfast City Airport and the City Hospital
- Two Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Built in Slide Robes with Additional Storage
- L-Shaped Open Plan Kitchen Living Dining Space
- Separate Family Bathroom with Modern White Suite
- Bespoke Fully Fitted Kitchen with Range of Built in Appliances and Quartz Stone Worktops
- Ample Space for Casual Dining Area
- Built in Utility Storage
- Lift Access to All Floors
- Electric Heating with Modern Dimplex Monterey Heaters
- Double Glazing Throughout
- Excellent Energy Efficiency Rating
- Management Fee Approximately £1300 P/A
- No Onward Chain
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this well-proportioned two bedroom second floor apartment positioned just off the Ormeau Road in South Belfast. Recently constructed to a high specification throughout, the location offers ease of access for the city commuter to Belfast City Centre and Belfast City Airport and is within walking distance to many popular shops and restaurants. Queens University and the City Hospital are also within striking distance of the apartment.

In short the property comprises of: stunning communal reception hall, lift access to all floors, open plan kitchen living dining space, bespoke fully fitted kitchen with high and low level units and quartz stone worktops, utility area, two well proportioned bedrooms with built in slide robes, main bedroom with en-suite shower room and a separate family bathroom with white suite.

This apartment has a legal agreement to operate holiday keys and short term rentals producing an average rental income of £2,500 per month. The property further benefits from UPVC double glazing throughout, modern Dimplex electric heating system, excellent energy efficiency rating and no onward chain.

With generously proportioned room sizes, bright accommodation throughout, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

Communal entrance hall with secure front doors, lift access and stair access to all floors.

SECOND FLOOR

Hardwood front door with peep hole into reception hall.



RECEPTION HALL:

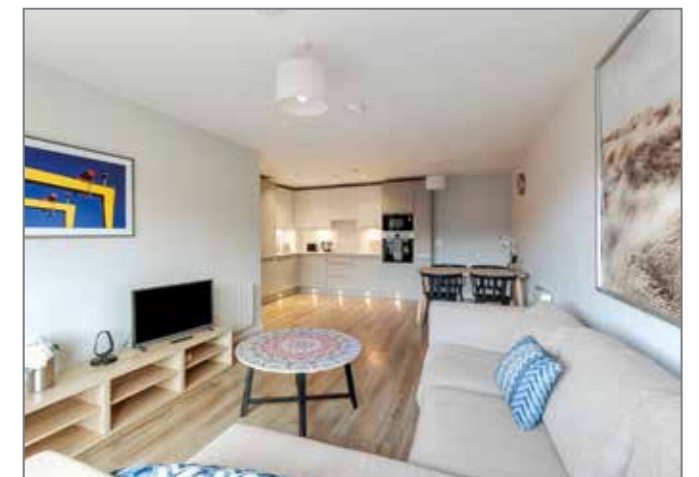
Reception hall with utility storage, laminate worktops, plumbed for washing machine with fresh air filtration system, access to pressurised water cyclinder, access to electric metre. Video intercom system.

KITCHEN/LIVING/DINING AREA

25' 5" x 16' 5" (7.75m x 5m)

Outlook to front.

KITCHEN: Bespoke fitted kitchen with range of high and low level units, Quartz stone worktops, built in four ring touch screen ceramic hob with Quartz upstand and Quartz splashback, built in extractor fan, built in high level oven and grill, built in high level microwave, built in fridge freezer, built in dishwasher, inset stainless steel single drainer sink with side drainer and chrome mixer tap., laminate effect wooden flooring, ample space for casual dining.





BATHROOM:

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap, heated towel rail, tiled panelled bath with fixed glass door, chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, low voltage recess spot lighting.



BEDROOM (1):

12' 5" x 10' 5" (3.78m x 3.18m)

Outlook to front, range of built in slide robes, en suite shower room.



EN SUITE SHOWER ROOM

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap, corner shower unit with glass sliding door, shower with chrome thermostatic control valve and rainfall headset with telephone attachment, part tiled walls, tile floor, heated towel rail, low voltage recess spot lighting and extractor fan.

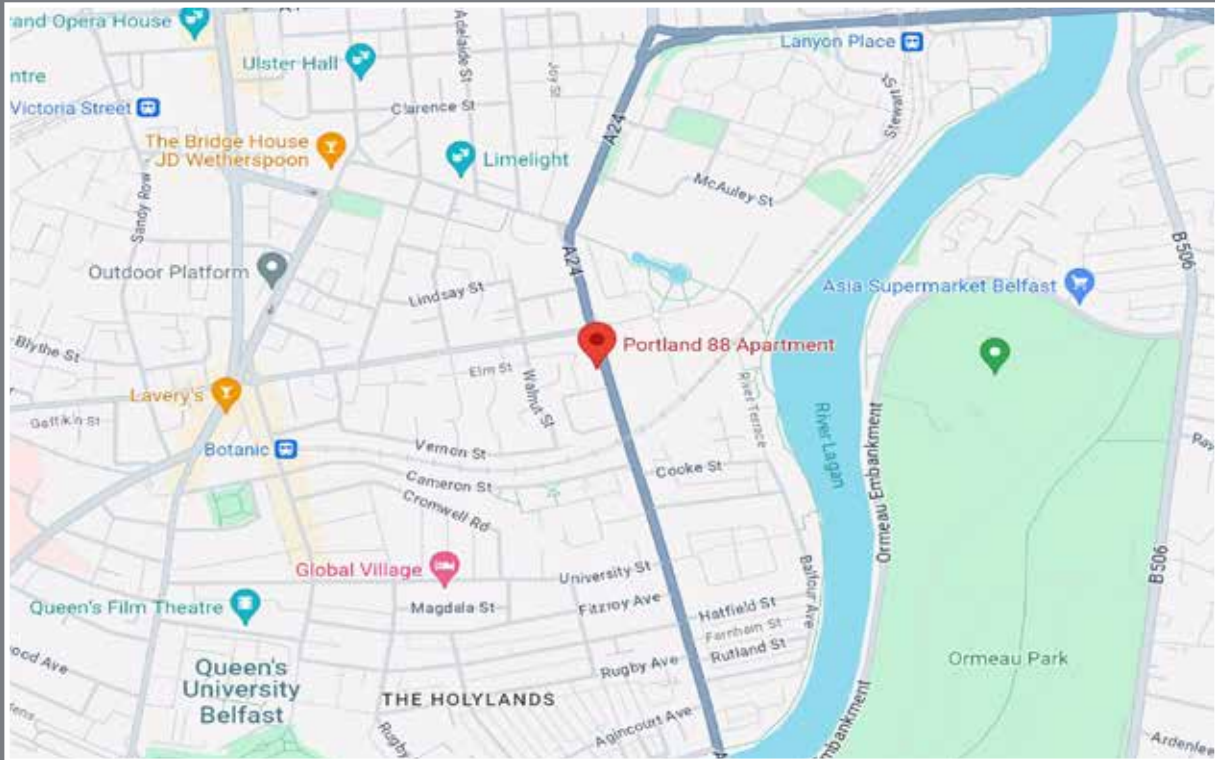


**BEDROOM (2):
12' 5" x 9' 5" (3.78m x 2.87m)**

Outlook to front, built in slide robes.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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