

simonBRIEN
RESIDENTIAL

Apartment 1 Academy House,
1 College Drive,
Belfast, BT7 3LF



Asking Price £185,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Ground Floor Apartment In Popular Residential Location
- Communal Gates To The Front Parking In Rear Courtyard
- Living / Dining Room
- Modern Kitchen With Integrated Appliances
- Two Bedrooms Including Ensuite Shower Room
- Modern Bathroom Suite
- Gas Fired Central Heating
- Suited To Young Professional Or Investors Alike
- Excellent Location Within Minutes' Walk Of Stranmillis Village, Ormeau Road, Close Proximity To Forestside, Queen's University & Both City & Royal Victoria Hospitals

DESCRIPTION

A well-presented ground floor, two bedroom apartment in the popular Wellington Square development, this home is well suited to the young professional or investor alike.

The internal accommodation comprises of a modern kitchen with granite worktops and a separate living / dining room. There are two bedrooms, principle bedroom with ensuite shower room, and a main bathroom. In addition, there is visitor parking accessed by electric gates to the courtyard.

An excellent opportunity to acquire a well-appointed property in a highly sought after residential area close to Ormeau Road, Stranmillis, Queen's University Belfast, City and Royal Victoria Hospitals and Belfast City Centre.

ACCOMMODATION

GROUND FLOOR

Communal entrance door leading to

COMMUNAL ENTRANCE HALL:

Intercom entry system. Entrance door leading to

ENTRANCE HALL:

Built-in storage cupboard housing gas fired boiler.

LIVING ROOM:

14' 10" x 11' 2" (4.52m x 3.4m)

Spotlights



KITCHEN:

10' 5" x 10' 4" (3.18m x 3.15m)

Modern fully fitted kitchen with range of high and low level units. Granite worksurfaces. Integrated four ring gas hob with oven under and extractor over. Integrated fridge freezer and dishwasher. Partly tiled walls. Tiled floor. Spotlights.



MASTER BEDROOM:

11' 0" x 10' 2" (3.35m x 3.1m)

ENSUITE BATHROOM:

White suite comprising shower cubicle, pedestal wash hand basin and low flush WC. Partly tiled walls.



BEDROOM (2):

16' 4" x 10' 8" (4.98m x 3.25m)

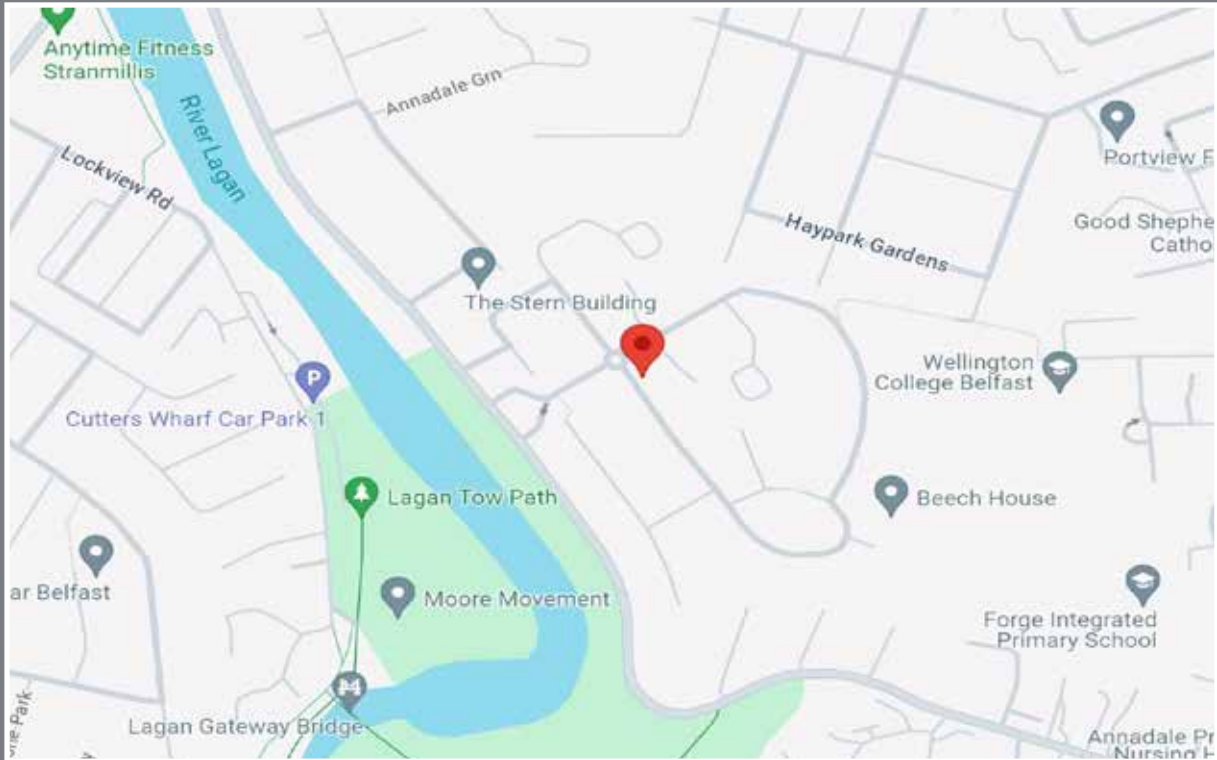


BATHROOM:

White suite comprising panelled bath with telephone hand shower over, pedestal wash hand basin and low flush WC. Partly tiled walls.



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

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REF: RL/E/24/SD



EPC REF: 8700-5594-0922-6301-3543

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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