

simon**BRIEN**
RESIDENTIAL

Apt 21 The Hull Building,
35 Annadale Crescent
Belfast, BT7 3NE



Offers Over £185,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Beautiful Second Floor Recently Refurbished Apartment Overlooking River Lagan
- Two Double Bedrooms, Master With Recently Fitted Ensuite Bathroom
- Open Plan Luxury Recently Fitted Kitchen Open Plan to
- Living/Dining Area With Balcony And River Views
- Modern Bathroom In White Suite
- Gas Fired Central Heating
- Double Glazed Throughout
- Secure Underground Car Parking Space
- Lift Access
- Ideal For First Time Buyers Or The Young Professionals
- Within Easy Commuting Distance To Belfast City Centre

SUMMARY

Modern day living and easy accessibility to Belfast city centre are both on offer with this fabulous two bedroom apartment.

Situated on the second floor within The Hull Building of the popular embankment development. Apartment 21's accommodation comprises of a spacious lounge which is open plan to the dining/kitchen area. The kitchen has been recently installed with a good range of modern units with integrated appliances and a built-in oven and hob. In addition, the living space has access to a generous balcony with river views.

The two double bedrooms are bright and spacious with the master benefitting from a recently installed ensuite bathroom. Further benefits include gas fired central heating, double glazing, video intercom system and a designated underground car parking space.

This is an ideal purchase for the first time buyer hoping to step onto the property ladder or an investor.

Viewing is by private appointment by contacting our South Belfast office on 028 9066 8888.



ACCOMMODATION

ENTRANCE

Solid wood front door to:

ENTRANCE HALL:

Laminate wood floor. Storage cupboard.

GROUND FLOOR

KITCHEN/LIVING/DINING:

21' 6" x 19' 5" (6.55m x 5.92m)

Range of high and low level units. Under bench electric oven. 4 ring ceramic hob. Extractor fan. Integrated fridge freezer. Glazed door to balcony with tiled floor.





BEDROOM (1):
11' 1" x 10' 5" (3.38m x 3.18m)
Built in mirrored sliderobe. Laminate wood floor.





BATHROOM:

Low flush WC. Pedestal wash hand basin. Double shower with electric shower. Chrome heated towel rail. Ceramic tiled floor. Part tiled walls.



BEDROOM (2):
11' 1" x 9' 5" (3.38m x 2.87m)

Laminate wood floor.

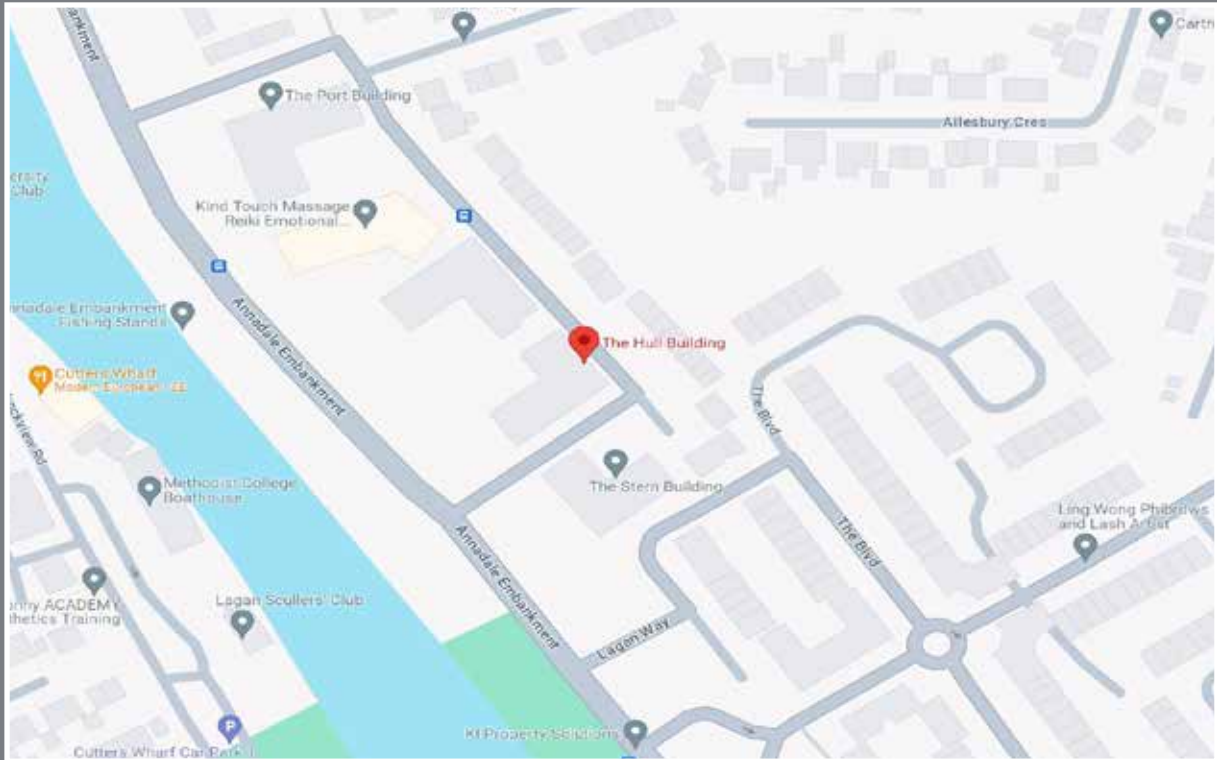


ENSUITE SHOWER ROOM:

Low flush WC. Pedestal wash hand basin. Floor to ceiling tiles. Bath with telephone hand shower. Ceramic tiled floor. Part tiled walls.



Location



Apartment 21, The Hull Building, Belfast

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**



REF: RL/J/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0579-8986-0292-6861-2980

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