

simon**BRIEN**
RESIDENTIAL

21 Alexandra Court,
Ardenlee Street, Belfast, BT6 8QJ



Offers Around £165,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Contemporary Ground Floor Apartment With Own Door Access
- Well Presented Throughout
- Two Double Bedrooms
- Open Plan Living/Dining Area Open To Kitchen With Range Of Appliances
- Modern Bathroom And Ensuite
- Gas Fired Central Heating
- PVC Double Glazing
- Alarm Installed
- Front And Rear Patios
- Ideal First Time Buy Or For Young Professional
- Popular And Convenient Location Close To Ravenhill Road, Cregagh Road And Belfast City Centre

SUMMARY

Exceptionally well located off Ardenlee Avenue, Alexandra Court is an exclusive development of four only apartments, within close proximity of all local amenities within the area and comfortable commuting distance of Belfast city centre.

The property itself has exceptionally well appointed and contemporary accommodation providing a spacious layout of two double bedrooms, superb open plan kitchen/living/dining with access to patio garden, modern bathroom, and ensuite.

Likely to be of interest to the first time buyer or young professional seeking a high quality apartment in a much sought after residential location. Viewing is by appointment through our South Belfast office on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Harwood door leading to:

ENTRANCE HALL:

Storage cupboard. Intercom. Tiled floor.

L-SHAPED KITCHEN / LIVING / DINING AREA: 20' 3" x 18' 7" (6.17m x 5.66m)

In the Kitchen Area – Excellent range of high and low level units. Inset sink. 4 ring gas hob. Electric oven. Integrated fridge/freezer and washing machine. Tiled floor.

Living Area – Wooden floor. Access to patio.



BEDROOM (1):
12' 8" x 12' 2" (3.86m x 3.71m)

Access to rear patio.

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin.

BEDROOM (2):
12' 0" x 8' 1" (3.66m x 2.46m)

Access to rear patio.

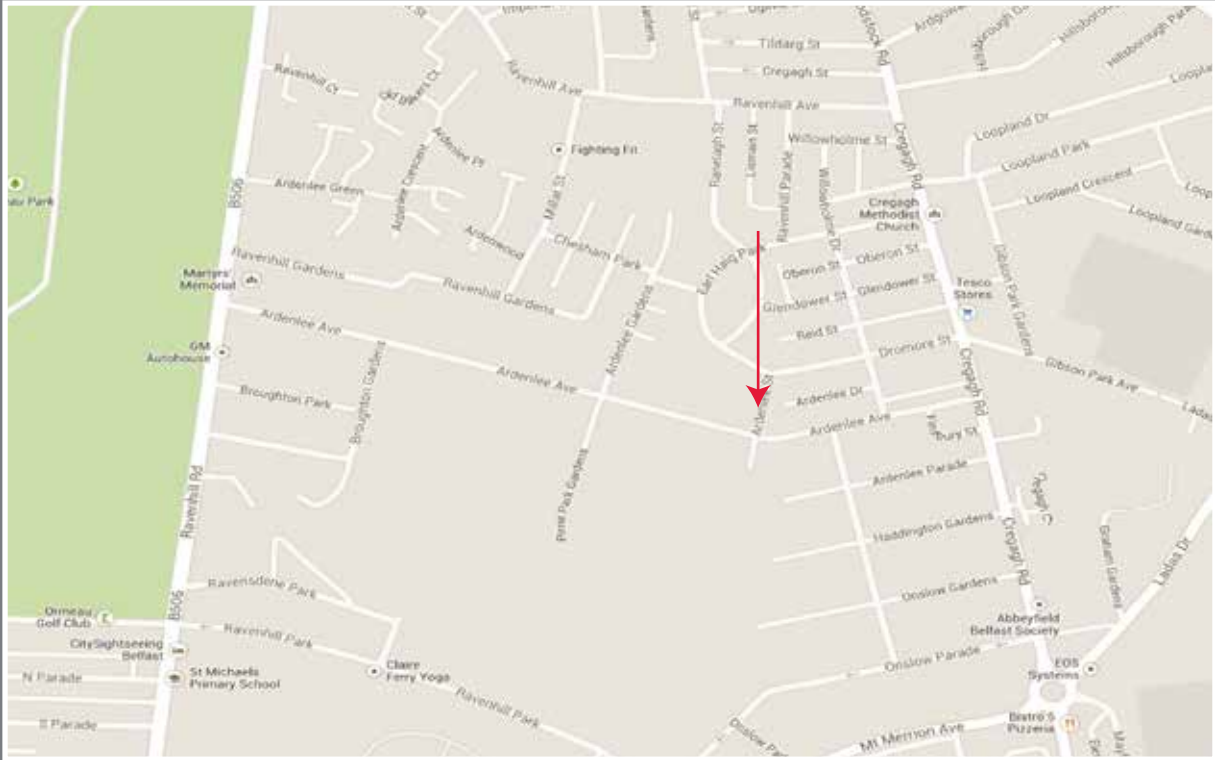
BATHROOM:

White suite comprising, panel bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin.





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**



REF: ML/G/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9059-7036-0304-6695-5994

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