



A super, first floor apartment with uninterrupted view from the main lounge and balcony over the river Lagan to Belfast city centre and benefitting from a garage.

The accommodation is well presented and comprises; entrance hall with large walk in storage cupboard, lounge with sliding door to balcony and dining area, modern fitted kitchen. There are two bedrooms and modern shower room.

The property benefits from double glazed windows, gas fired central heating and a double length garage, one allocated car parking space and communal car parking.

We can highly recommend an internal inspection, ideal for a owner occupier or investor.

Offers Over  
£172,500

8 Ravenhill Reach  
Mews,  
BELFAST,  
BT6 8RE

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Viewing by  
appointment  
through agent  
028 9066 3030

- Good Sized Two Bedroom Apartment with a Garage and Uninterrupted River Views from the Balcony
- Entrance Hall with Large Walk in Cupboard and Airing Cupboard
- Lounge with Dining Area and Sliding Door to Balcony Overlooking the Lagan River
- Modern Fitted Kitchen
- Two Well Proportioned Bedrooms
- Modern Shower Room
- Gas Heating / UPVC Double Glazed Windows
- Commual Car Parking, One Allocated Car Parking Space and Detached Garage
- Easy Access to the Lagan Towpath, close to Local Amenities and Into the City Centre
- Ideal for an Owner Occupier or Investor

The Property Comprises:

### First Floor

Hardwood front door to:

ENTRANCE HALL: Walk-in cloaks, airing cupboard.

LOUNGE: 17' 11" x 13' 6" (5.46m x 4.11m)

Sliding door to balcony overlooking River Lagan.

MODERN FITTED KITCHEN: 11' 10" x 8' 0" (3.61m x 2.44m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, gas boiler, plumbed for washing machine. Integrated Lamona hob and oven, stainless steel extractor fan. Space for fridge/freezer, part tiled walls.



SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, extractor fan.

BEDROOM (1): 11' 6" x 10' 9" (3.51m x 3.28m)

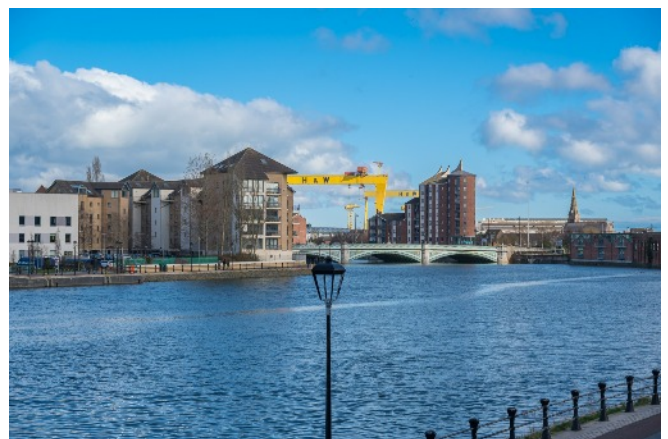
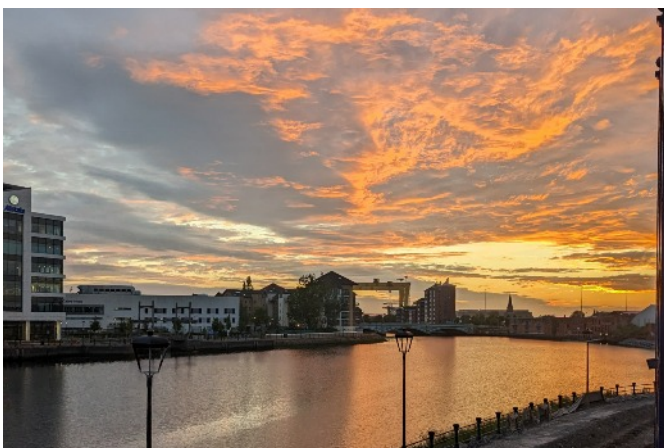
BEDROOM (2): 9' 3" x 7' 6" (2.82m x 2.29m)

### Outside

One allocated car parking space and communal parking.

GARAGE: 27' 5" x 9' 0" (8.36m x 2.74m) Up and over door, power and light. (Fifth garage along from communal door facing forward).

Bin store.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

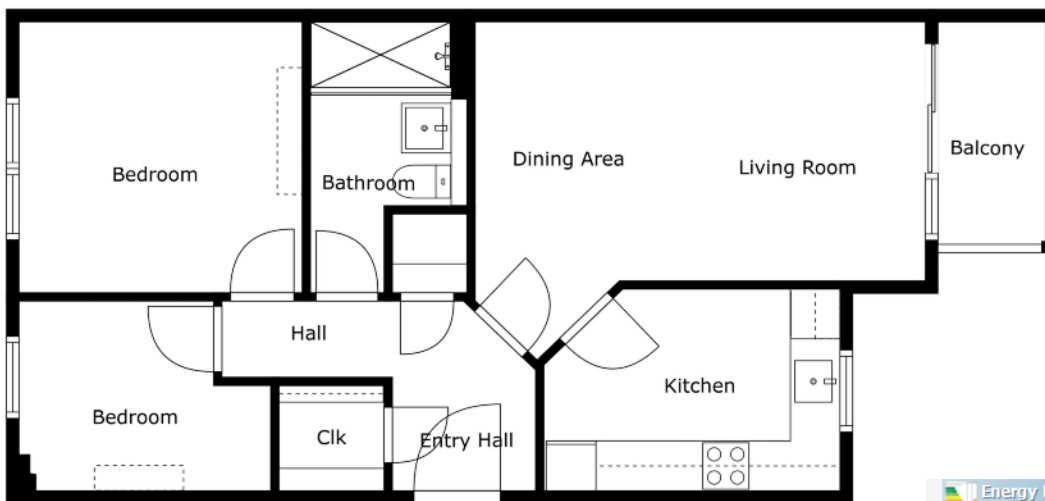
Management company

McGuinness Fleck.

Management Fee: £2,000 per annum (paid quarterly) to cover insurance and ground rent).

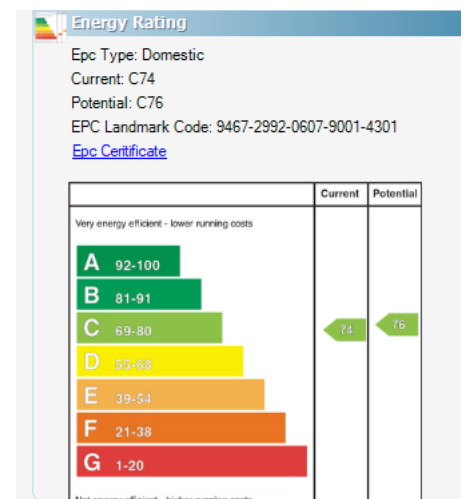
Location:

Coming out of Belfast on Ravenhill Road turn right onto Annadale Embankment, Ravenhill Road is on the right hand side, follow road into the development and turn right for Ravenhill reach Mews.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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