



Sizes And Dimensions Are Approximate. Actual May Vary.



This bright and spacious fourth floor apartment will no doubt appeal to a broad range of potential buyers from first time buyers, couples, to those looking for a city centre base or investors. Situated in a great location in Belfast City Centre with a host of amenities only a stones throw away.

Briefly the accommodation comprises two double bedrooms (principal with en suite), main bathroom, a spacious living room open plan to dining area and modern kitchen with white goods. Of special note are the feature high ceilings and windows affording excellent natural light and the secure allocated parking – an essential in the City Centre.

We encourage an internal viewing at your earliest convenience.

Offers Over
£157,995

Apt 52
The Bass Building,
Alfred Street,
Belfast,
BT2 8EP

Viewing by
appointment with
& through agent
028 9066 3030

Energy Rating		
Epc Type: Domestic		
Current: C79		
Potential: B82		
EPC Landmark Code: 0619-2052-0268-6558-9954		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	79	82
D 55-66		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Apt 52 The Bass Building,
Alfred Street,
Belfast, BT2 8EP

Property Features

- Impressive, fourth floor apartment with lift access in a great City Centre location
- Spacious living room with Juliette balcony; open plan to modern fitted kitchen
- Two well-proportioned bedrooms; Principal with ensuite shower room
- White three piece bathroom suite
- Gas heating/ Double glazing
- Secure allocated car parking
- Excellent investment or First time buyer opportunity

Location:

Ormeau Avenue into Alfred Street the development is on the right hand side.

Property Comprises

Ground Floor

Communal hallway. Stairs and lift to:

Fourth Floor

HALLWAY: Hardwood door. Laminate wood effect flooring, storage cupboard.

LIVING ROOM OPEN PLAN TO: 18' 7" x 17' 6" (5.66m x 5.33m) (at widest points). Laminate wood effect flooring, patio door to Juliette Balcony.

KITCHEN/DINING: Range of high and low level units, built-in oven, four ring gas hob and extractor fan. Stainless steel sink with mixer tap, formica work surfaces, part tiled walls, tiled flooring.

BATHROOM: 6' 7" x 6' 2" (2.01m x 1.88m) Low flush wc, floating wash hand basin, bath with overhead shower, tiled flooring, part-tiled walls, extractor.

BEDROOM (1): 11' 3" x 10' 3" (3.43m x 3.12m) Laminate wood effect flooring, boiler cupboard.

ENSUITE SHOWER ROOM: Low flush wc, floating wash hand basin, walk-in shower, tiled floor, part tiled walls.

BEDROOM (2): 11' 3" x 8' 8" (3.43m x 2.64m) Laminate wood effect flooring.

Outside

One allocated parking space.

Management company

Alfred Management Company Limited

Service Charge

£1550.34 per annum

