



This fantastic third floor one-bedroom apartment occupies a prime situation within one of Belfast's most sought-after developments with all the City Centre amenities on one's doorstep.

Comprising a large living room with access to a balcony, open plan to a fitted kitchen with dining area, a good-sized master bedroom and deluxe bathroom, the apartment offers that modern-day living feel. The property also benefits from phoenix gas heating, double glazed windows, and its own private allocated car parking space (accessed from Joy Street).

Appealing to both owner occupiers and investors alike, potential purchasers could not fail to be impressed and we recommend an early viewing to avoid disappointment.

**Offers Around
£125,000**

Apt 302 Lucas Building,
Ormeau Avenue,
Belfast,
BT2 8HB

Viewing by
appointment with
& through agent
028 9065 0000

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

www.templetonrobinson.com



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Apt 302 Lucas Building,
Ormeau Avenue,
Belfast, BT2 8HB

Property Features

Attractive Third Floor apartment in Excellent City Centre Location

Communal Area with Lift & Stairs to all Floors

Good Sized Lounge with Access to Balcony

Kitchen with Range of Integrated Appliances, Open to Dining Area

Large Master Bedroom

Bathroom with White Suite

GFCH / uPVC Double Glazing Throughout

Allocated Parking Space, Accessed from Joy Street (Remote Control Access)

Extremely Convenient to City Centre

Currently Rented until Feb 2021 at £695

Excellent Investment Opportunity

No Onward Chain / Chain Free Purchase

Location:

The Lucas Building is on the corner of Ormeau Avenue and the Ormeau Road.

Property Comprises

Ground Floor

COMMUNAL RECEPTION AREA Lift and stairs to:

Third Floor

ENTRANCE HALL: Hardwood front door. Solid wooden floor. Cloaks area. Telephone intercom system.

LIVING/DINING ROOM 30' 8" x 10' 8" (9.352m x 3.245m) Solid wooden floor. Low voltage spotlight. Glazed door to balcony.

Open to:

KITCHEN: Range of high and low level units, Laminate work surfaces. Single drainer sink unit with chrome mixer taps. Under bench oven, 4 ring gas hob above. Extractor fan. Plumbed for washing machine. Integrated fridge freezer. Housing for gas boiler. Tiled splashback. Breakfast bar.

BEDROOM (1): 21' 7" x 8' 6" (6.576m x 2.589m) Solid wooden floor. Outlook to Joy Street.

BATHROOM: White suite comprising low flush W.C. Pedestal wash hand basin with chrome mixer taps. Panelled bath with chrome mixer taps and showerhead. Wall-mounted mirror. Fully tiled walls. Fully tiled floor.

Outside

Communal Areas

MANAGEMENT COMPANY: Black dog property.

SERVICE CHARGE: Approximately £1000 per annum including buildings insurance and general maintenance.

