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27 The Keel Building, 33 Annadale Crescent, Belfast, BT7 3ND

- Luxury Second Floor Apartment
- Lounge Through Dining Room
- Deluxe Shower Room
- Commanding Views To The River Lagan
- Communal Gardens
- Two Bedrooms; Principal With En Suite
- Modern Fitted Kitchen; Private Balcony Area
- Gas Heating; PVC Double Glazing
- Secure Underground Parking
- Convenient Location; Immaculately Presented

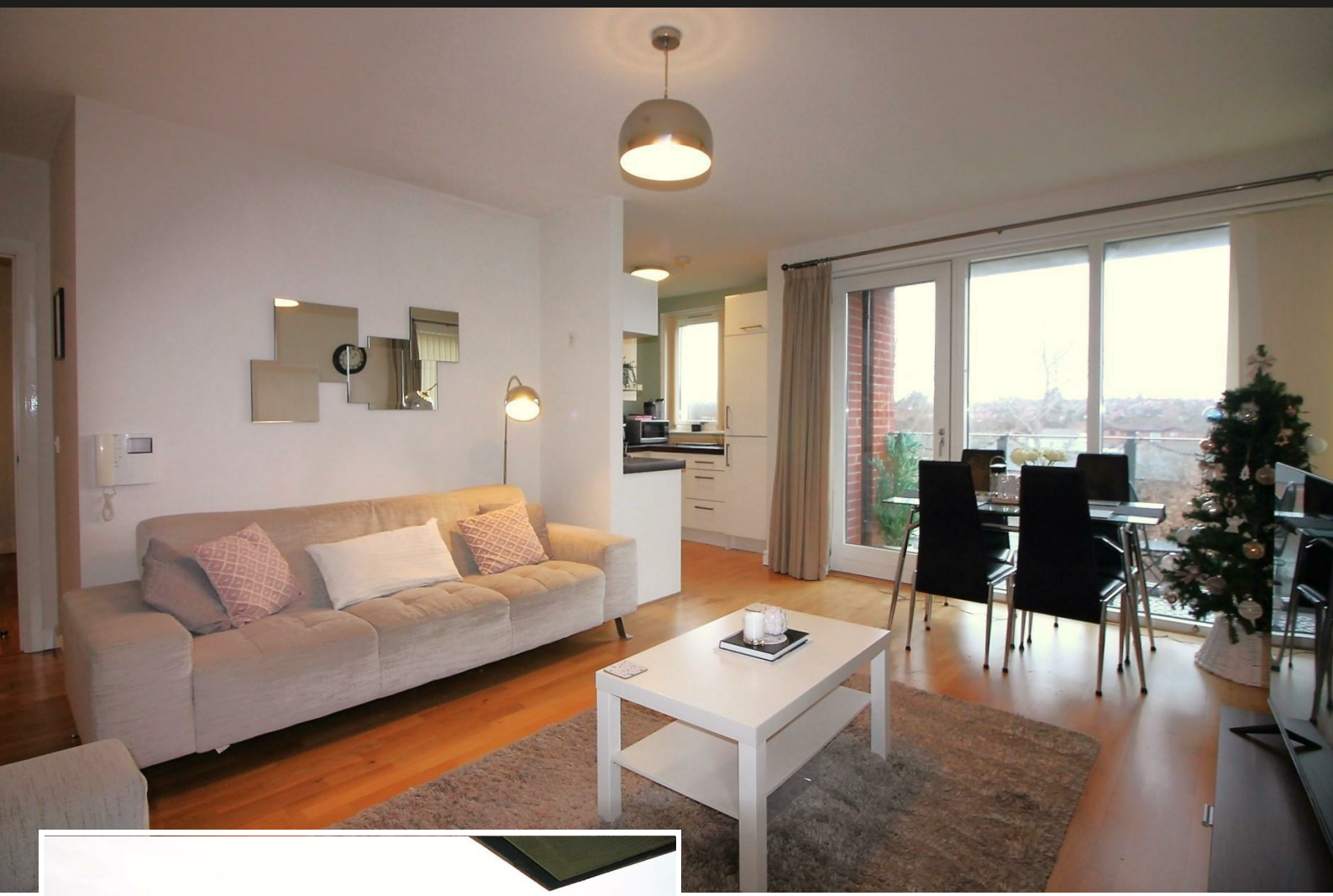
Offers Over £169,950

EPC Rating B





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PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Front door with intercom entry system. Lift and stair access to upper floors and basement parking.

PRIVATE ENTRANCE HALL

Oak veneer front door. Engineered timber flooring. Access to store.

LOUNGE THROUGH DINING ROOM 17'1" x 13'4"

Dual aspect windows enjoying views towards the River Lagan. Hardwood double glazed French door accessing private balcony area. Engineered timber flooring.







KITCHEN RECESS 8'4" x 7'4"

Modern fitted white high gloss kitchen with range of high and low level storage units and contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washer dryer. Stainless steel extractor hood. Views towards the River Lagan. Splash back tiling to walls. Engineered timber flooring.

PRINCIPAL BEDROOM 16'10" x 10'3" (wps)

Built in wardrobes in mirror panelled sliding doors. Engineered timber flooring.

DELUXE EN SUITE BATHROOM

Contemporary white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Folding shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor. Access to store with gas fired central heating boiler.

BEDROOM 2 16'2" x 9'1" (wps)

Dual aspect windows enjoying views towards the River Lagan. Fitted wardrobes in mirror panelled sliding doors. Engineered timber flooring.

DELUXE SHOWER ROOM

Contemporary three piece suite comprising panelled oversized shower enclosure, semi pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Splash back tiling to sink. Tiled floor.

EXTERNAL

Basement Parking - one private / allocated space, plus additional communal guest parking.
Communal gardens,

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

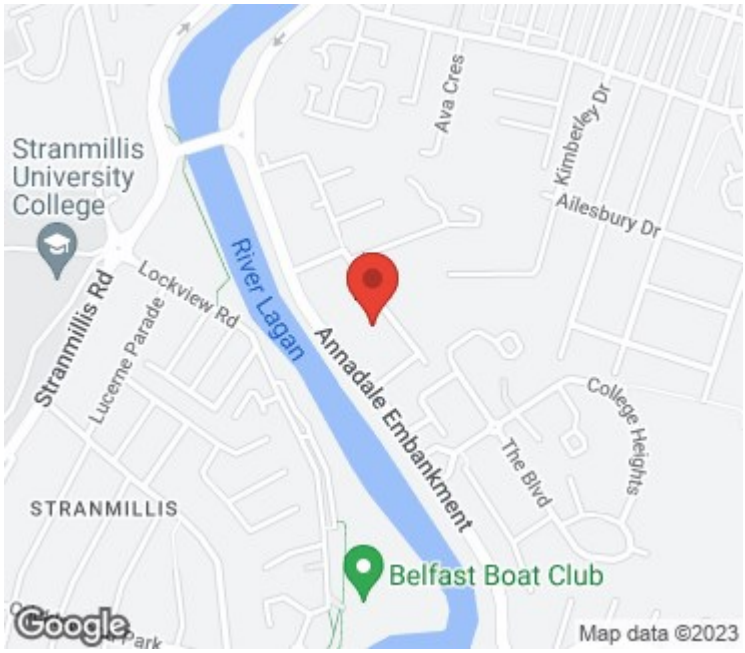
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

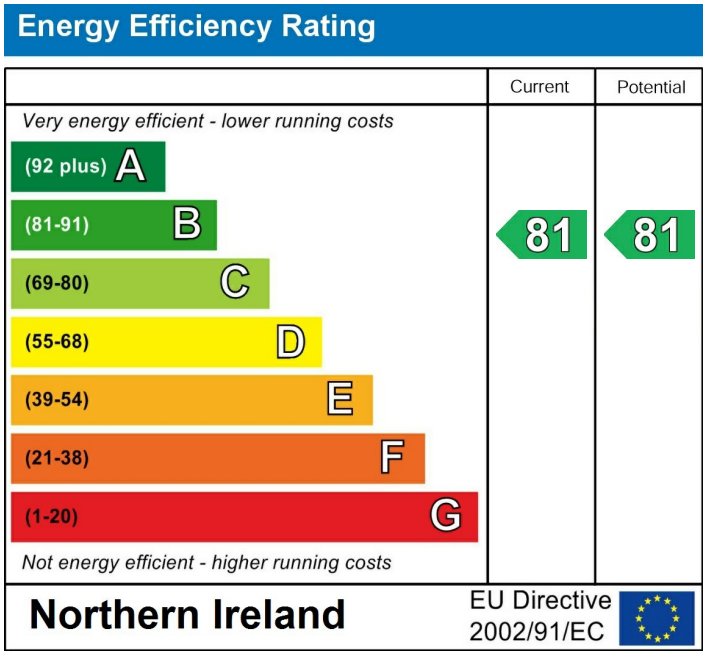






Immaculately presented, two bedroom apartment situated on the lift accessed second floor of the building, benefiting from secure underground parking and private balcony area enjoying commanding views towards the River Lagan. The location of the Keel provides easy access to excellent shopping facilities as well as bars, restaurants and public transport networks. The property comprises communal entrance hall, private entrance hall, lounge through dining room with dual aspect windows and private balcony area private balconies, modern fitted kitchen, two generously proportioned bedrooms, to include principal bedroom with deluxe en suite bathroom, and deluxe shower room with contemporary three piece suite. Externally the property enjoys underground car parking with one private / allocated space, additional communal guest parking, and communal gardens. Other attributes include gas fired central heating, PVC double glazing and convenient location. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD

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