



Apt 31 Elmwood Building
Old Balkers Court
Belfast, BT6 8QU

Michael
Chandler
ESTATE AGENTS

- A spacious and very well presented duplex apartment with three bedrooms
- Modern kitchen with a gas hob open plan to a large lounge/ dining room
- Stunning views from two of the bedrooms over Cave Hill and Harland & Wolff
- Gas fired central heating and fully double glazed



Class & Convenience!

This three bedroom duplex apartment is a fantastic purchase for young professionals with a busy lifestyle, those wishing to get on the property ladder or those wishing to downsize and be close to an excellent range of local amenities. One of the best things about the very well-equipped apartments is the amazing amount of storage and the superb views over Cave Hill and Harland & Wolff from two of the bedrooms. It is situated just off the Ravenhill Road with the Ormeau Park close by providing great outdoor space for a stroll or perhaps something a little more active – like a game of tennis or a round of golf. A further benefit for those that like to keep fit is the excellent onsite gym which is fitted with top of the range equipment.

The apartment comprises of a welcoming entrance hall, a spacious living/dining room with new carpet and a large storage cupboard, an open plan modern kitchen with a gas hob and modern units, a family bathroom with a white suite, and two bedrooms with amazing views and one with a built in wardrobe on the first floor. Upstairs hosts the master bedroom that has Velux windows, another built in wardrobe and a modern white ensuite shower room, there is another additional room upstairs that could be utilised as further storage or perhaps a computer room or study. Further more there is underground secure parking and plenty of visitor parking available.

It is located close to the city centre with an abundance of local transport in and out of the city and is across the road from Ormeau Park & Ormeau Golf Club. The bustling and ever popular Ormeau Road is within walking distance where there are a fantastic choice of cafes, restaurants and bars to sample and enjoy meaning this outstanding apartment really is hard to beat for those looking for space, quality and convenience.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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REQUEST A VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property. Let us help you make your dream move by ensuring your property receives maximum marketing exposure and the highest possible price. We look forward to hearing from you!

For expert Mortgage & Insurance advice contact:

Michael Chandler

MORTGAGE CHOICES

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