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## **Apt 3 Moyallon Gardens, 25 Annadale Avenue, Belfast**

**Starting Bid: £209,950.00**



For sale by Michael Chandler Estate Agents via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A beautifully presented two-bedroom first-floor apartment, nestled within a stunning Victorian style Grade B listed building in the highly sought-after Annandale Avenue area of South Belfast. Offering a perfect blend of period character and modern convenience, this home is ideal for professionals, first-time buyers, or those looking for a unique living space in a prime location.

The ground floor comprises a welcoming entrance hall with beautiful feature floor tiles and a spacious utility room with under stair storage providing excellent additional storage space. The first floor comprises bright and airy hallway with a beautiful stain glass window, an elegant living and dining area benefitting from a generous bay window and a stunning feature fireplace adding a perfect level of warmth and character, a modern fitted kitchen complete with built in appliances and a convenient breakfast counter. The generously sized master bedroom complete with bay window and original features provides an excellent space to relax after a busy day whilst the versatile second bedroom provides the perfect

space for a guest room, a dressing room or a home office and a stylish shower room with modern two piece suite and separate toilet provide added convenience for the early morning rush. A further benefit that comes with this unique apartment is the spacious basement area providing even more storage space for those larger items.

Located on the popular tree lined Annadale Avenue, this home is situated within walking distance to a fantastic range of local amenities to include the bustling Ormeau Road, Stranmillis Village, Forestside Shopping Centre and the Lagan towpath. Excellent transport links to Belfast City Centre and surrounding towns are just a short walk away.

#### Additional Information

A beautiful two-bedroom first-floor apartment in a Victorian style Grade B listed building. Located on the ever popular, tree lined Annadale Avenue in South Belfast  
Stunning period features throughout including stain glass windows, high ceilings and corning  
Welcoming entrance hall with stunning feature floor tiles and storage cupboard  
Spacious utility room with under-stair storage for added convenience  
Elegant and spacious living and dining area with bay window and beautiful feature fireplace  
Modern fitted kitchen complete with built-in appliances and breakfast counter  
Generously sized master bedroom with bay window and beautiful original features  
Versatile second double bedroom, ideal as a guest room, dressing room or home office  
Stylish shower room with modern two piece suite and separate WC  
Fantastic additional basement storage for larger household items  
Oil fired central heating and partial double glazing  
A range of local amenities to include Forestside Shopping centre and the Lagan towpath nearby  
Excellent transport links to Belfast City Centre and surrounding areas just a short walk away  
Management Fee: £618.90 per annum to include buildings insurance, window and gutter cleaning  
Energy Rating E48/D57

#### Ground Floor

Entrance Porch

1.32m x 1.14m (4'4 x 3'9)

Hallway

3.20m x 1.19m (10'6 x 3'11)

Utility Room

2.97m x 3.05m (9'9 x 10'0)

First Floor

Landing

1.30m x 4.04m (4'3 x 13'3)

Living / Dining Area

6.05m x 4.17m (19'10 x 13'8)

Kitchen  
2.90m x 3.51m (9'6 x 11'6)

Bedroom 1  
3.66m x 4.27m (12'0 x 14'0)

Bedroom 2  
3.00m x 3.51m (9'10 x 11'6)

Shower Room  
2.06m x 1.91m (6'9 x 6'3)

Separate WC  
1.47m x 0.84m (4'10 x 2'9)

Basement  
2.74m x 4.39m (9'0 x 14'5)

TO VIEW OR MAKE A BID Contact Michael Chandler Estate Agents or iamsold,  
[www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iam sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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