



Queens Square,

£134,950



Reeds Rains

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Located in the heart of Belfast City Centre this well presented apartment will prove to be popular with the first time buyer, downsizer and investor markets. Being one of the most sought after apartment complexes within Belfast we anticipate strong interest therefore advise viewing at your earliest opportunity. In brief the accommodation comprises of one spacious bedroom, bathroom and open plan kitchen/living room. With the secure entrance and parking not forgetting the lock up and leave appeal this superb second floor apartment will prove an instant hit. Viewing by appointment through Reeds Rains Belfast on 02890680420.

COMMUNAL ENTRANCE

Lift and stair access to:-

SECOND FLOOR

HARDWOOD FRONT DOOR

ENTRANCE HALL

Hardwood flooring. Built in storage cupboard. Intercom system.

OPEN PLAN LIVING ROOM/KITCHEN

7.52m x 2.72m (24'8" x 8'11")

Excellent range of high and low level units. Stainless steel single drainer sink unit with mixer taps. Built in electric oven. 4 ring gas hob. Over head extractor fan. Integrated washing machine. Hardwood flooring. Integrated fridge/

freezer. Integrated dishwasher. Part tiled walls. Juliette balcony off living room.

BEDROOM 1

4.32m x 2.72m (14'2" x 8'11")

Hardwood flooring. Built in storage cupboard with gas boiler.

BATHROOM

2.18m x 1.73m (7'2" x 5'8")

Low flush WC. Pedestal wash hand basin with mixer taps. Panelled bath with mixer taps and over head shower unit. Part tiled walls. Extractor fan.

PARKING SPACE

Secure allocated parking space.

DIRECTIONS

Belfast City Centre beside Albert Clock and Custom House Square.

MANAGEMENT COMPANY

Circa £650 paid every 6 months.

RATES

Approx £756 PA.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

