

simonBRIEN
RESIDENTIAL

81 Quay Gate,
19 Station Street, Belfast, BT3 9DB



Asking Price £149,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Fourth Floor Luxury Apartment
- Attractive Entrance Foyer
- Intercom System To Ground Floor
- Secure Parking Space For One Car
- Built-In Wardrobes In Both Bedrooms
- Bathroom In White Suite
- Kitchen With Integrated Appliances
- Living Room With Dual Aspect Overlooking Centre & River
- Two Bedrooms (Master With Ensuite Shower Room)
- Stunning Views From Principal Rooms Over City & Weir
- Double Glazed & Gas Central Heating

SUMMARY

A superb fourth floor apartment finished to a high specification, and tastefully presented throughout.

Ideal City Centre location close to motorway, shopping and recreational amenities.

ACCOMMODATION

FOURTH FLOOR

ENTRANCE HALL:

Cloaks cupboard.

LIVING ROOM:

23' 0" x 15' 0" (7.01m x 4.57m)

Stunning views over City and harbour. French windows on dual aspect to Juliet balconies. Open to dining and kitchen.

KITCHEN:

9' 0" x 7' 9" (2.74m x 2.36m)

Fitted with excellent range of high and low level units with integrated appliances including, 4 ring stainless steel hob and under oven, extractor canopy over, stainless steel single drainer sink unit with mixer taps. Washing machine and fridge freezer. Partially tiled walls.



MASTER BEDROOM:

11' 3" x 11' 1" (3.43m x 3.38m)

Stunning views to City and harbour. Built-in wardrobes.

ENSUITE SHOWER ROOM:

Luxury suite with fully tiled shower cubicle, pedestal wash hand basin, low flush WC, and chrome towel radiator. Fully tiled walls and ceramic tiled floor.

BEDROOM (2):

11' 3" x 9' 6" (3.43m x 2.9m)

Built-in wardrobes and stunning views over City and harbour.



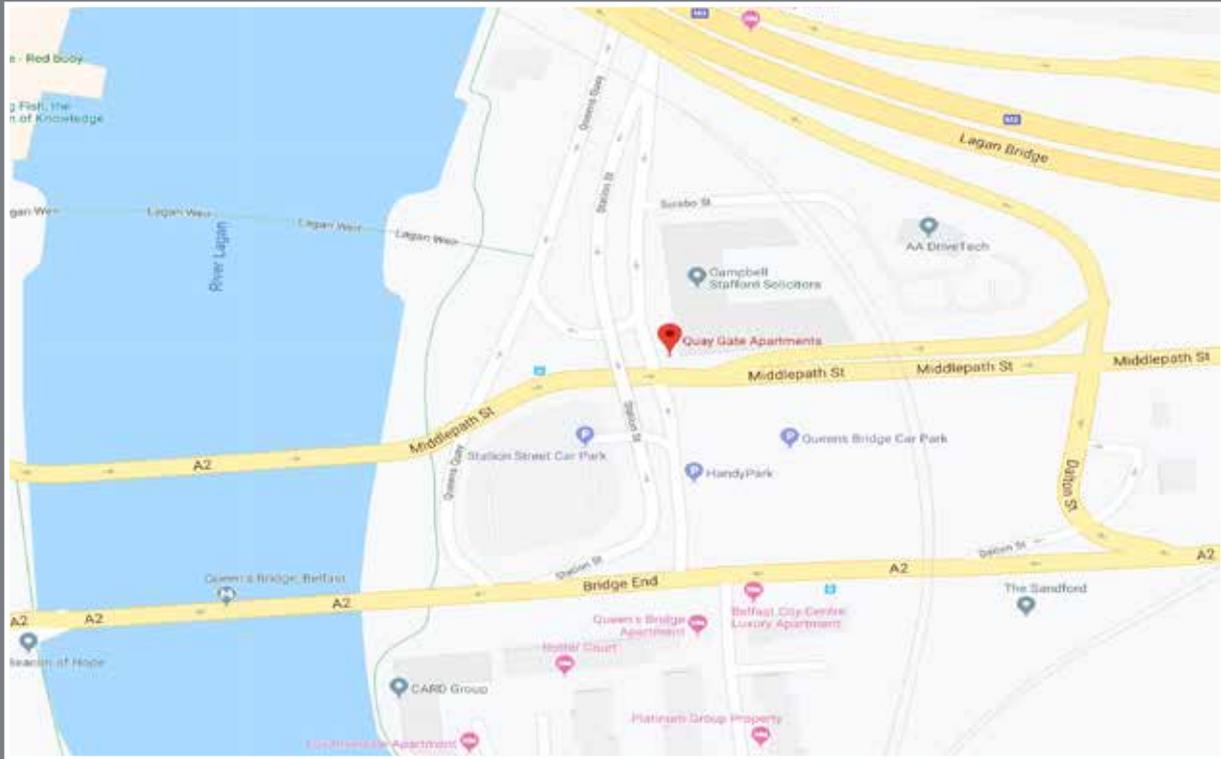
BATHROOM:

White suite with panel bath, low flush WC and pedestal wash hand basin with mixer taps. Partially tiled walls and ceramic tiled floor.

OUTSIDE

One secure car parking space accessed via remote controlled gates.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/F/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	82
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0569-2973-0815-9802-4295

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