

simon**BRIEN**
RESIDENTIAL

Apt 2, 3 Lewis Mews,
Belfast, BT4 1FY



Offers Around £120,000

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented First Floor Apartment
- Two Good Sized Bedrooms (Main Bedroom With Ensuite Shower Room)
- Open Plan Kitchen / Living Area
- White Bathroom Suite
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Parking Area
- Convenient To Titanic Quarter, Connswater Walkway & Belfast City Centre
- Close To Shops, Public Transport & Recreational Amenities

SUMMARY

This first floor apartment is found in a central location in East Belfast, close to the City Centre, Belfast City Airport, and Titanic Quarter.

The layout comprises on the first floor, entrance hall with storage cupboard, open plan living / kitchen, two good sized bedrooms (main bedroom with ensuite shower room), and a bathroom in white suite.

Early viewing is advised by contacting our East Belfast office on 028 9059 5555.

ACCOMMODATION

GROUND FLOOR

COMMUNAL AREA:

Stairs to:

FIRST FLOOR

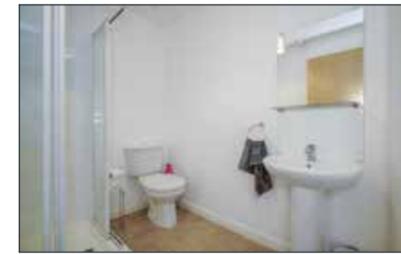
ENTRANCE HALL:

Hardwood door to entrance hall with storage cupboard.

OPEN PLAN LIVING / KITCHEN AREA:

20' 5" x 13' 3" (6.22m x 4.04m) (max.)

Intercom system. Full range of high and low level units. 4 ring ceramic hob. Electric oven. Stainless steel extractor canopy. Plumbed for dishwasher and washing machine.



MAIN BEDROOM:
14' 8" x 13' 3" (4.47m x 4.04m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with instant heat electric shower. Low flush WC. Pedestal wash hand basin with mixer taps.

BEDROOM (2):
14' 8" x 6' 10" (4.47m x 2.08m)

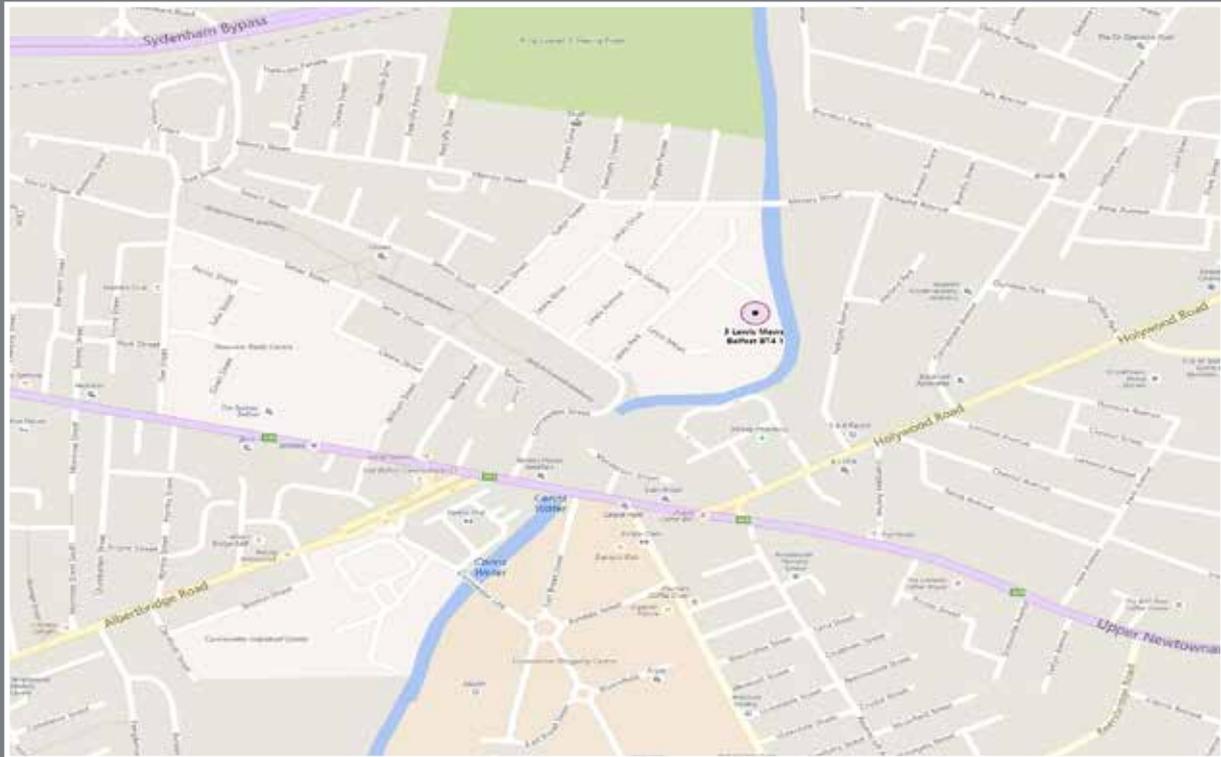
BATHROOM:
9' 10" x 6' 1" (3m x 1.85m)

White suite comprising panelled bath with mixer taps and shower fitment. Pedestal wash hand basin with mixer taps. Low flush WC. Chrome heated towel rail.

OUTSIDE

Car parking.

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/G/21/SO



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

EPC REF: 0363-2995-0486-9625-4445

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.