

simonBRIEN
RESIDENTIAL

31 Greggs Quay,
Belfast, BT5 4GQ



Rent £1,500 PCM

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KEY FEATURES

- A Magnificent Penthouse Apartment In The Prestigious Greggs Quay
- Luxury Fitted Kitchen With Built-In Appliances
- Luxury Bathroom
- Three Bedrooms (Master With Ensuite Shower Room & Dressing Room)
- Spacious Living Room Open To Dining Room (27'3" x 16') With French Doors To Balcony
- Prime Position With Views Over River Lagan, Lagan Weir & Custom House Development
- Security Alarm
- Gas Heating
- Private Garage, Covered Parking Space And Additional Guest Parking
- **AVAILABLE FEBRUARY 2023**

SUMMARY

Greggs Quay, undoubtedly Belfast's premier waterfront developments, commanding an unrivalled position fronting the River Lagan and Queens Bridge.

No. 31 is a penthouse apartment with superb full length windows and balcony enjoying magnificent views of the Lagan Weir and City beyond.

Appointed to an exceptional standard, the accommodation comprises an entrance hall, spacious living room open to dining area with feature vaulted ceiling and gallery (27'3" x 16'), luxury fitted kitchen with built in appliances, three bedrooms (master bedroom with study area, and ensuite shower room and dressing room), and luxury bathroom.

The development is accessed via automated entrance gates leading to private garage, covered parking space and additional guest parking.

Within a leisurely stroll of the City Centre and convenient to rail, City Airport, and motorway networks, this is an ideal opportunity to rent an easily maintained and secure City Centre apartment.

Viewing is highly recommended.



ACCOMMODATION

SECOND FLOOR

ENTRANCE HALL:

LIVING / DINING AREA:

27' 3" x 16' 0" (8.31m x 4.88m)

Maple floor. French double doors to balcony.





KITCHEN:
9' 8" x 9' 8" (2.95m x 2.95m)

Full range of high and low level units. 4 ring stainless steel gas hob with under oven and extractor hood over. Dishwasher. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor.

BEDROOM (2):
11' 9" x 8' 9" (3.58m x 2.67m)

Maple floor.

BEDROOM (3):
13' 7" x 11' 8" (4.14m x 3.56m)

Maple floor. Built-in wardrobe.



BATHROOM:

White suite comprising corner bath with shower screen and thermostatic shower. Pedestal wash hand basin. Low flush WC. Partially tiled walls. Ceramic tiled floor.

THIRD FLOOR

GALLERY LANDING:

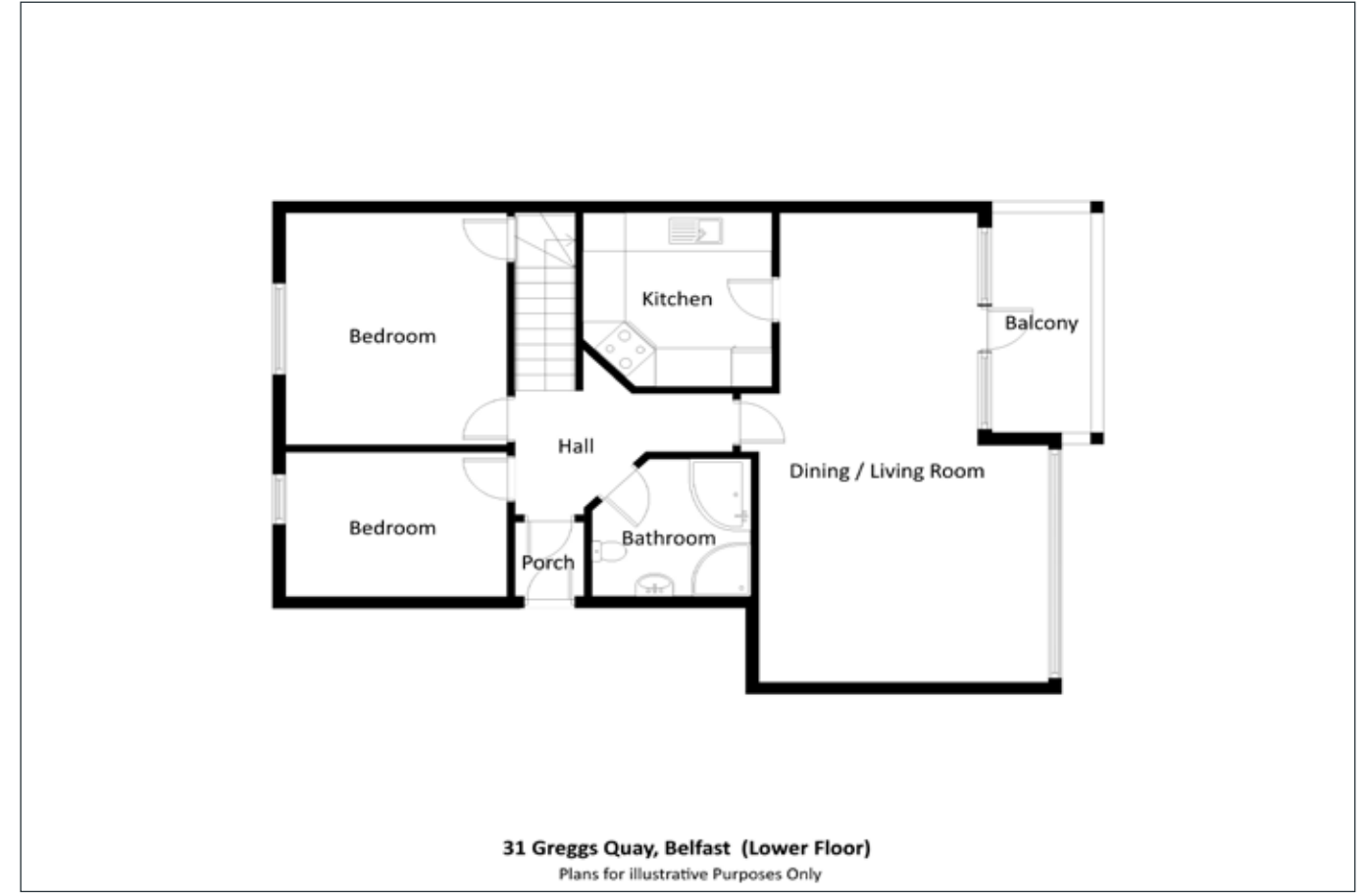
BEDROOM (1):
18' 6" x 14' 4" (5.64m x 4.37m)
(extending to 23'9")

Walk-in dressing room. Study area. Full length eaves storage.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle. Low flush WC. Pedestal wash hand basin.





OUTSIDE

Private garage. Covered 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/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 1332-4023-7100-0726-8202

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