

# For Sale

Asking Price: £395,000

SimonBrien



E1 Central Park  
33 Alfred Street  
Belfast  
BT2 8ED

[simonbrien.com](http://simonbrien.com)





During the construction of the Central Park development one innovative individual persuaded the developer to take two of the proposed apartments and form one substantial duplex penthouse. Having created a duplex home of around 2000 sq ft.

This well-proportioned three-bedroom penthouse apartment also has an en-suite to all the bedrooms with balcony access on both floors with superb views.

Internal viewing highly recommended to appreciate one of the most spacious apartments in the City Centre.

#### Special Features & Services

- The Ultimate Penthouse Apartment
- Circa 2000 Sq Ft Of Living Space Over Two Floors
- Three Bedrooms (All With En Suite Facilities)
- Master Bedroom Suite To Entire Upper Floor
- Superb Kitchen With Appliances Including American Style Fridge/Freezer
- Two Balconies
- Solid Maple Floors
- Double Glazing
- Phoenix Natural Gas Heating
- Sound System Piped Throughout Accommodation
- Secure Gated Car Parking





## Accommodation

### Reception Hall

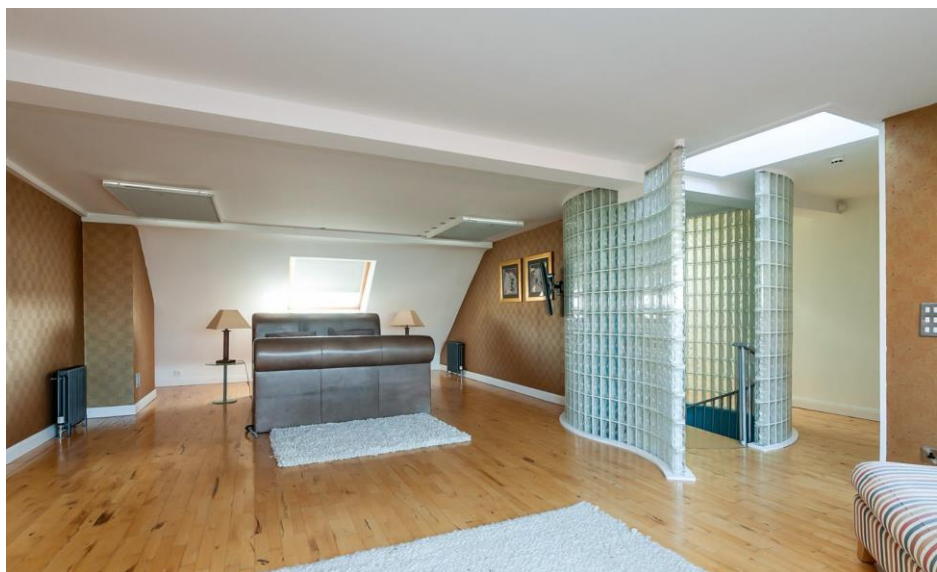
Solid wood front door to reception hall with solid wood junkers floor and spiral staircase

### Modern Kitchen/Dining/Living Room

120'5" x 18' (36.7m x 5.49m):

Curved glass block wall, solid wood junkers floor, spotlighting, range of high and low level units, granite worktops, 'Leisure' range style oven, stainless steel extractor fan, 'Belling' microwave, 'Worcester' gas boiler, plumbed for washing machine, space for American fridge freezer, 'Viking' wine fridge, centre island with 1.5 bowl stainless steel sink unit

Fireplace with gas fire and granite tiled hearth, doors at each end to balcony with terrific views



### Bedroom 2

16'4" x 11'7" (4.98m x 3.53m):

Funkers solid wood floor, spotlighting, walk in wardrobe, door to Juliette balcony

### Ensuite shower room

Low flush WC, pedestal wash hand basin, fully tiled shower cubicle, spotlighting, extractor fan

### Bedroom 3

13'1" x 11'8" (4m x 3.56m):

Solid wood floor, spotlighting, built in mirrored slide robes, access to balcony

### Ensuite shower room

Low flush WC, pedestal wash hand basin, fully tiled shower cubicle, spotlighting, extractor fan

### First Floor Landing

Velux windows, built in mirred slide robe



### Principle Bedroom

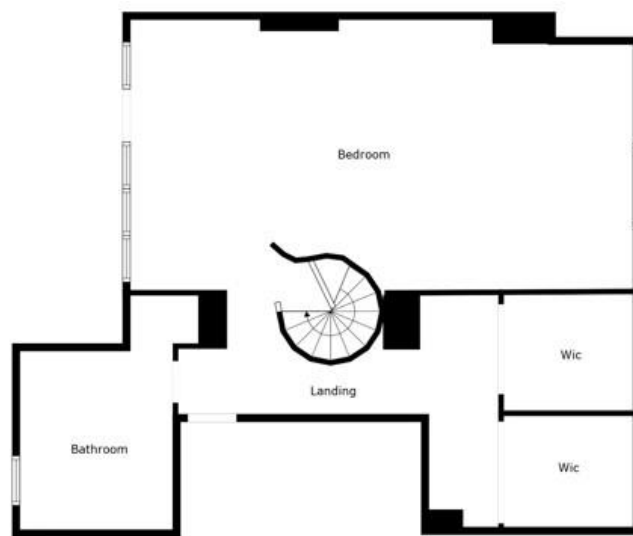
31'11" x 17'10" (9.73m x 5.44m):

Solid wood funkurs floor, spotlighting, three velux windows, access to walk out balcony with terrific views

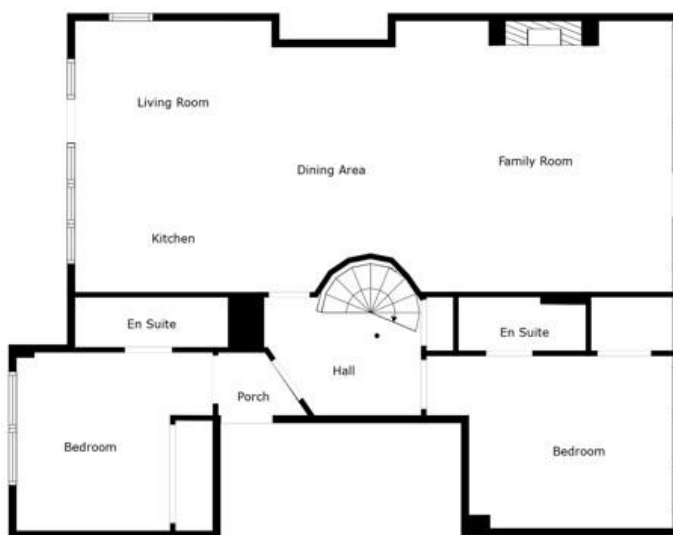
### Ensuite Shower Room

Ceramic tiled floor, low flush WC, twin circular wash hand basins with vanity unit and granite worktop, part tiled walls, large stone oval bath, fully tiled shower cubicle, spotlighting, extractor fan, velux window





Floor 2



Floor 1

#### VALUER

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#### MORTGAGE ADVICE

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# SimonBrien



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 74 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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