

# For Sale

Asking Price: £175,000

SimonBrien



Apartment 5.12, The Arc  
2E Queens Road  
Belfast  
BT3 9FE

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





Titanic Quarter is Europe's largest, most exciting mixed use waterfront development. Creating a new maritime quarter, consisting of 185 acres combining a variety of uses including residential, business, leisure, tourism and education to create a vibrant new community for the City.

This development has been finished to an exceptional standard and the apartment boasts all the attributes of modern living. This development occupies a fantastic site at Abercorn Basin with the hustle and bustle of Belfast City Centre within easy walking distance. Internally the apartment benefits from one bright bedroom, a luxury bathroom and fully fitted kitchen with built in appliances open to a stunning living room with casual dining area and floor to ceiling windows overlooking the fabulous communal gardens.

The apartment also features auto-intercom system and private underground parking accessed through electronically controlled gates.



### Special Features & Services

- Fabulous, bright and spacious third floor apartment in ever-popular and most convenient location
- Many amenities nearby including arterial routes, the City Centre, the SSE Arena, Belfast Marina and The Titanic Hotel
- Generous living room overlooking the communal gardens open plan to a dining area
- Modern fitted kitchen with range of integrated appliances and ceramic tiled floor
- Separate utility cupboard affording excellent storage
- One bright and airy bedroom
- Bathroom with contemporary suite and tiling
- Secure, gated underground private parking space
- Well-maintained communal gardens in lawn with pathways and seating areas
- Mains gas central heating, double glazing and well insulated throughout

### Accommodation

#### Communal entrance with lift and stairs to Third Floor

#### Reception Hall

Wood effect flooring

#### Utility Cupboard

Plumbed for washing machine, gas boiler

#### Living Room

13'6" x 12'7" (4.11m x 3.84m):

Matching wood effect flooring, view over communal gardens, open to:

#### Kitchen

12'4" x 11'7" (3.76m x 3.53m):

Contemporary kitchen with excellent range of units, work surfaces, sink unit and mixer taps, integrated fridge freezer, dishwasher, oven and hob with extractor above. Ceramic floor tiling.

#### Bedroom

13'6" x 10' (4.11m x 3.05m):

#### Bathroom

8'2" x 7'8" (2.5m x 2.34m):

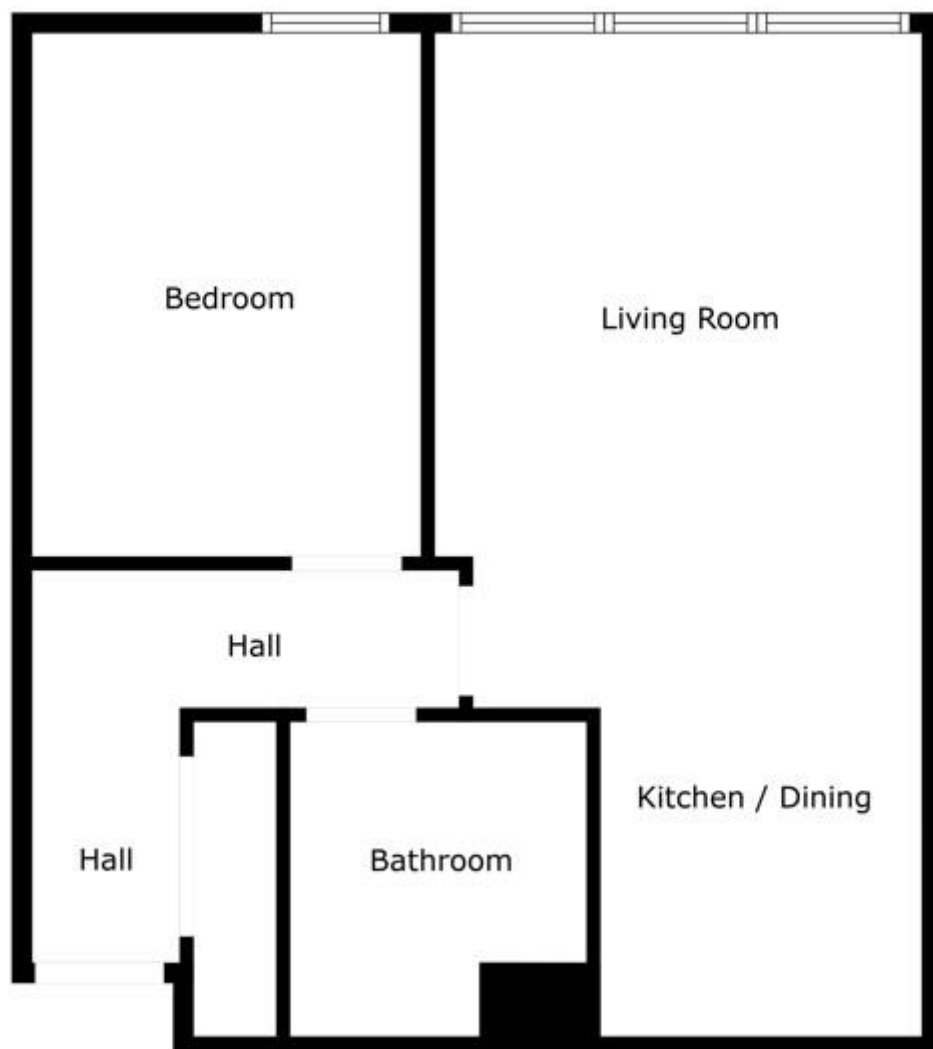
Modern suite comprising panelled bath with shower above, vanity unit and low flush WC.

#### Outside

Communal gardens in lawns with pathways and seating areas. Covered underground private parking space.







#### 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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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