

# For Sale

Asking Price: £145,000

SimonBrien



Apartment C2.3  
Whitehall Square  
Belfast  
BT12 5EU

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





Exceptionally well located close to all local amenities within the area including the Lisburn Road, the property is well placed within walking distance of Queens University and Belfast city centre.

The property has well-presented spacious accommodation comprising of one double bedroom with ensuite shower, together with open plan living/kitchen/dining, with the added benefit of a secure allocated car parking space and balcony with an outlook to the inner courtyard.

Likely to appeal to a wide sector of the market including investors, first time buyers or the young professional. Viewing is by private appointment through our Lisburn Road office on 028 9066 8888



### Special Features & Services

- Well-Presented Second Floor Apartment
- One Double Bedroom
- Open Plan Living/Dining Room Open To Kitchen with Range of Appliances
- Ensuite Shower Room and Additional Cloakroom
- Gas Fired Central Heating
- Double Glazing
- Balcony
- Lift Access
- Secure Allocated Parking
- Ideal for First Time Buyer, Young Professional or Investment Purchase
- Popular And Convenient South Belfast Location Close To Queens University And Belfast City Centre
- Viewing by Private Appointment

### Accommodation

#### Second Floor

##### Entrance Hall

Cloakroom with WC and wash hand basin

##### Kitchen/Living/Dining

21'9" x 20'8" (6.63m x 6.3m):

Range of high and low level units, inset sink, range of appliances. Living area with access to balcony

##### Bedroom

14'2" x 9'8" (4.32m x 2.95m):

Fitted units, gas boiler

##### Ensuite

Fully tiled shower enclosure, overhead shower and telephone hand shower, low flush WC, wash hand basin vanity unit





#### VALUER

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#### MORTGAGE ADVICE

Crawford Mulholland Financial  
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# SimonBrien



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

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