

For Sale

Asking Price: £175,000

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SimonBrien



Apartment 7.35
The Arc 2H Queens Road
Belfast
BT3 9FJ

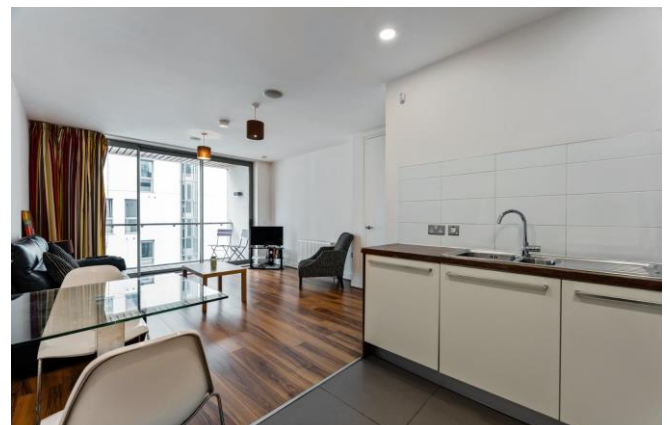
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Step into stylish city living with this exceptional one-bedroom apartment, perfectly positioned on the 6th floor of the iconic Arc development in Belfast's vibrant Titanic Quarter.

Apartment 7-35 offers a modern design, spacious interiors, and a private balcony with stunning views over the landscaped courtyards. This property delivers the perfect balance of comfort and convenience in one of the city's most desirable waterfront locations. Nestled in the heart of Belfast's Titanic Quarter, The Arc puts you steps away from the city's most exciting landmarks, including Titanic Belfast, SSE Arena, and the Belfast Marina. It's ideal for those who want to live close to the action while enjoying a peaceful, scenic setting. The apartment benefits from an enclosed car space. It is perfect for a first time buyer who wants a turn-key City Centre apartment, professionals seeking a stylish urban base or Investors looking for a strong rental yield in a prime location.

Titanic Quarter is undergoing a dynamic transformation, with several exciting developments enhancing its status as a premier waterfront destination. Some of the latest projects shaping the area include the new Hamilton Dock Hotel and the £175 million Loft Lines development.



Special Features & Services

- Well Presented One Bed Apartment
- Located In The Prestigious Arc Development
- Bright And Spacious Open Plan Kitchen / Living / Dining Room
- Modern Kitchen With Fitted Appliances
- Bright and Airy Double Bedroom With Built-in Wardrobe
- Contemporary Modern Bathroom
- Finished To An Exceptional Standard Throughout
- Private Allocated Parking Through Electronically Controlled Gates
- Gas Fired Central Heating
- Balcony Accessed Off The living room With View Over The Courtyard

Accommodation

Entrance Hall

Hardwood front door into reception hall with laminate effect wooden flooring, built in utility storage that is plumbed for washing machine with access to electric meter and access to gas boiler

Sixth Floor

Family Room

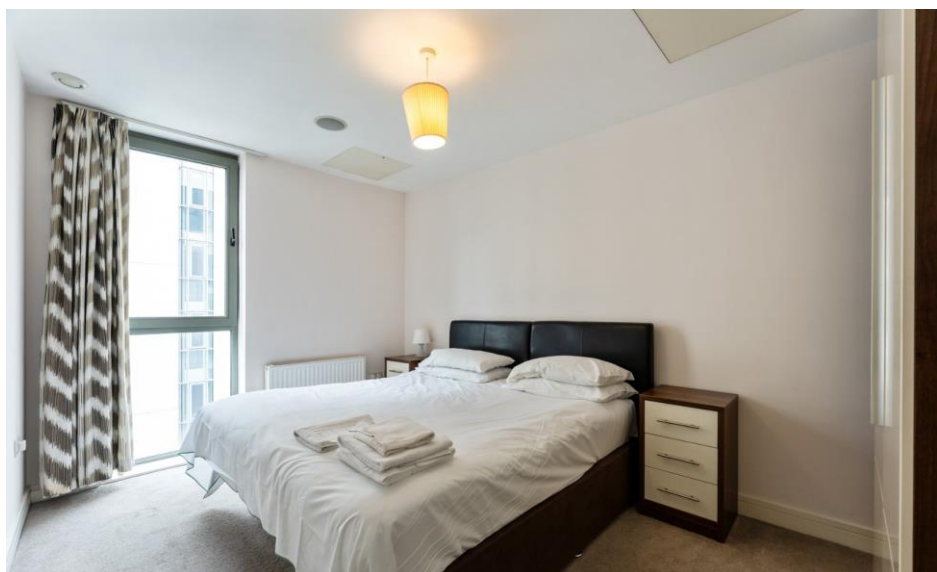
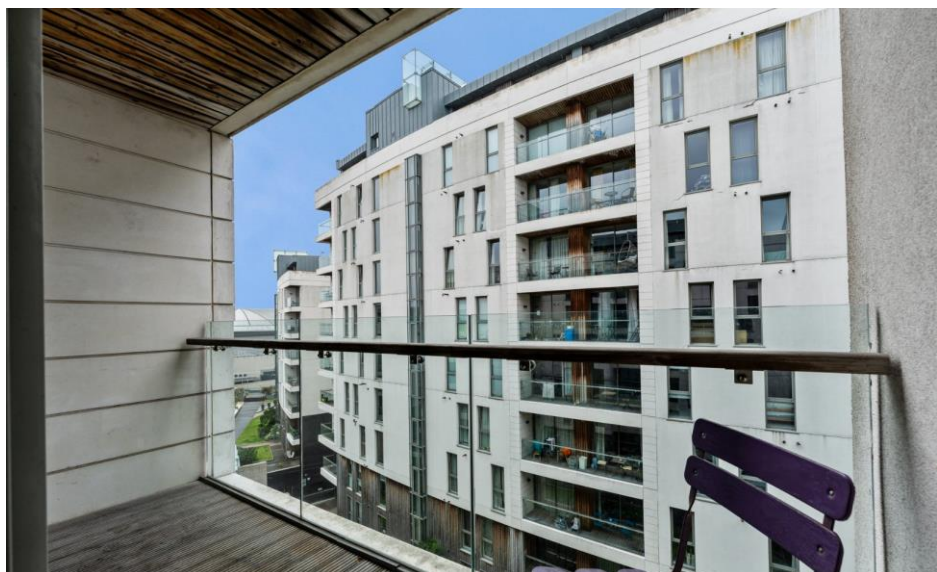
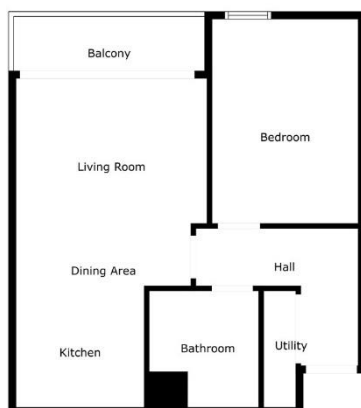
White suite comprising, low flush WC, wash hand basin with chrome mixer tap and built in vanity unit, push button panelled bath with fixed glass door, shower with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail

Bedroom 1

13'9" x 10'4" (4.2m x 3.15m): Outlook over courtyard

Kitchen/Living/Dining

22'6" x 12'8" (6.86m x 3.86m): Living/dining area with laminate effect wooden flooring, uPVC doubled glazed sliding doors to balcony with glass screen and views over courtyard, kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with mixer tap, 4 ring gas hob with stainless steel extractor fan, part tiled walls, integrated dishwasher, integrated fridge freezer, laminate effect flooring, low voltage recessed spotlighting, space for casual dining





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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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