

**simonBRIEN**  
RESIDENTIAL



608 Somerset Studios,  
Marcus Ward Street, Belfast, BT7 1RP



Asking Price £295,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## THE POLLOCK STUDIO KEY FEATURES

- Magnificent Three Bedroom, 6th Floor Apartment Within Striking New York Loft Style Development
- Extending To Approximately 1,500 Sq Ft
- Many Original Features Retained Throughout Including Exposed Brick Work & 11 Foot Ceilings
- Three Generous Bedrooms With Excellent Storage
- Superb Open Plan Living / Dining Room Open To Fully Modern Kitchen With Full Range Of Integrated Appliances
- Main Bathroom & Ensuite To Main Bedroom
- Gas Central Heating
- Double Glazing
- Private Locked Up Garage
- Centrally Located Close To The City Centre, Victoria Square & Queen's University
- Convenient To All Public Transport & Motorway Networks
- Opportunity Not To Be Missed!

## SUMMARY

The Pollock Studio is a striking three bedroom apartment which extends to approximately 1,500 Sq Ft, and forms part of a New York loft style development, ideally located off the Dublin Road in Belfast.

The area provides full access to a range of social amenities including, Belfast's finest restaurants, bars, theatres, and galleries, and is only minutes walk from the City Centre, Queen's University and the superb Victoria Square Shopping Complex.

Somerset Studios has been admired as an innovated development which retains the atmosphere and characteristics of this former Edwardian Linen Factory, whilst creating a stylish living space ideal for modern living.

The excellent blend of old and new offers many features such as 11 Ft high ceilings, large windows allowing ample natural light and feature exposed curved brick walls.

Only upon viewing his magnificent 6th floor apartment can one fully appreciate its individuality and the sheer depth and quality of accommodation on offer.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL AREA:

Lift / stairs access to 6th Floor.

### SIXTH FLOOR

#### ENTRANCE HALL:

Hardwood door into entrance hall. Two storage cupboards.

#### OPEN PLAN LIVING / KITCHEN / DINING AREA:

**33' 6" x 28' 9" (10.21m x 8.76m)**

In the Kitchen there are high and low level units. 1.5 bowl single drainer stainless steel sink unit. Four ring hob. Electric oven. Stainless steel extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Central island unit with granite worktop. Tiled floor. Cupboard housing gas boiler.

In the Living Area there is a solid Maple floor and access to the balcony area.





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**MAIN BEDROOM:**

**12' 2" x 11' 6" (3.71m x 3.51m)**

**ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin. Tiled floor.

**BEDROOM (2):**

**14' 4" x 11' 8" (4.37m x 3.56m)**

**BEDROOM (3):**

**11' 0" x 10' 5" (3.35m x 3.18m)**

**BATHROOM:**

White suite comprising of panelled bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin. Tiled floor.

**OUTSIDE**

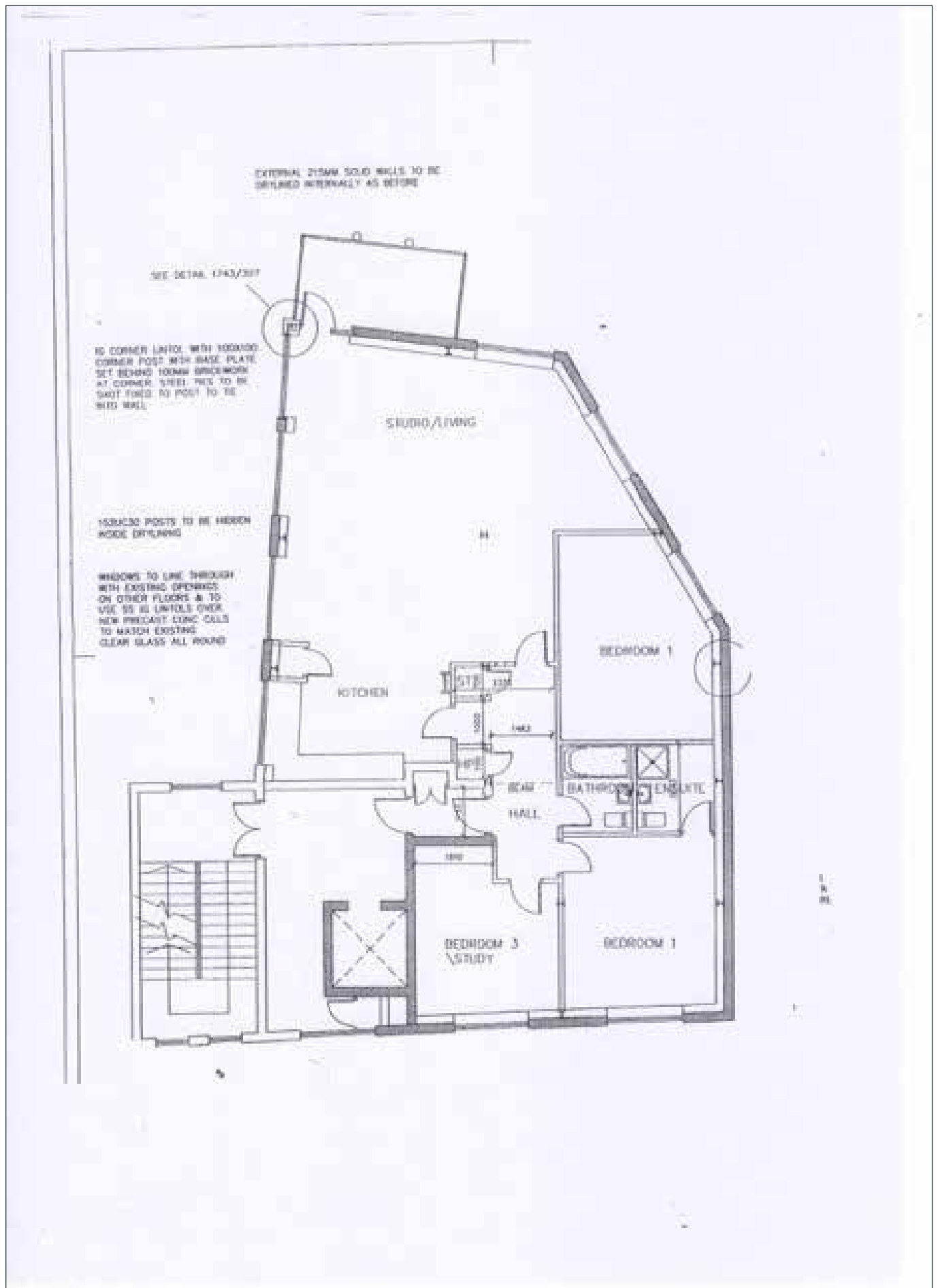
Private locked up garage.





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# 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](http://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: ML/J/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2019-5911-0249-6172-9970

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