

simon**BRIEN**  
RESIDENTIAL

Apt 17 Victoria Place,  
20 Wellwood Street, Belfast, BT12 5GF



Asking Price £155,000

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

## KEY FEATURES

- Well Presented Third Floor Apartment Set Within A Superb Popular Development
- Two Double Bedrooms
- Superb Open Plan Living / Dining Room With Access To Balcony
- Modern Fully Fitted Kitchen With Excellent Range Of Fully Fitted Appliances
- Contemporary Bathroom & Ensuite
- Gas Fired Central Heating & Double Glazing
- Enclosed Car Parking Space
- Access To Residents Fitness Suite
- Within Walking Distance To City Centre, Victoria Square Shopping Centre & Queen's University
- Excellent Investment / First Time Buy

## SUMMARY

Victoria Place is a superb development situated just off Great Victoria Street in one of the city's most popular and convenient locations.

The internal accommodation of Apartment 17 comprises of an exceptionally spacious open plan living / dining room open to fully fitted kitchen with a range of fully fitted appliances, two double bedrooms with contemporary bathroom and additional ensuite. This spacious two bedroom apartment offers spacious living space throughout and incorporates ample storage, other benefits include gas heating, balcony access from the living room, double glazing, and an enclosed parking space.

Within walking distance of the City Centre, Victoria Square shopping centre and Queen's University, this property will sure to appeal to a variety of purchasers, investors and home owners alike.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE:

Lift and stair access to:

### THIRD FLOOR

Hardwood entrance door to:



#### ENTRANCE HALL:

Laminate wooden floor. Built-in storage cupboard comprising gas boiler.

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

**23' 9" x 11' 6" (7.24m x 3.51m)**

Kitchen Area (9' 6" x 6' 6"): Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer taps. Four ring stainless steel gas hob with stainless steel oven and extractor hood over. Integrated washing machine and dishwasher. Integrated fridge/freezer. Ceramic tiled floor. Recessed low voltage spotlighting.

Living Area: Laminate wooden floor. Door to tiled balcony.

#### PRINCIPAL BEDROOM:

**11' 6" x 10' 6" (3.51m x 3.2m)**

Laminate wooden floor.

#### ENSUITE SHOWER ROOM:

Contemporary white suite comprising of fully tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Ceramic tiled floor. Extractor fan.

#### BEDROOM (2):

**11' 7" x 9' 3" (3.53m x 2.82m)**

Built-in wardrobes. Laminate wooden floor.

#### BATHROOM:

Contemporary white suite comprising, panelled bath with mixer taps and telephone hand shower. Pedestal wash hand basin. Low flush WC. Partially tiled walls. Ceramic tiled floor. Low voltage spotlighting. Extractor fan.

#### OUTSIDE

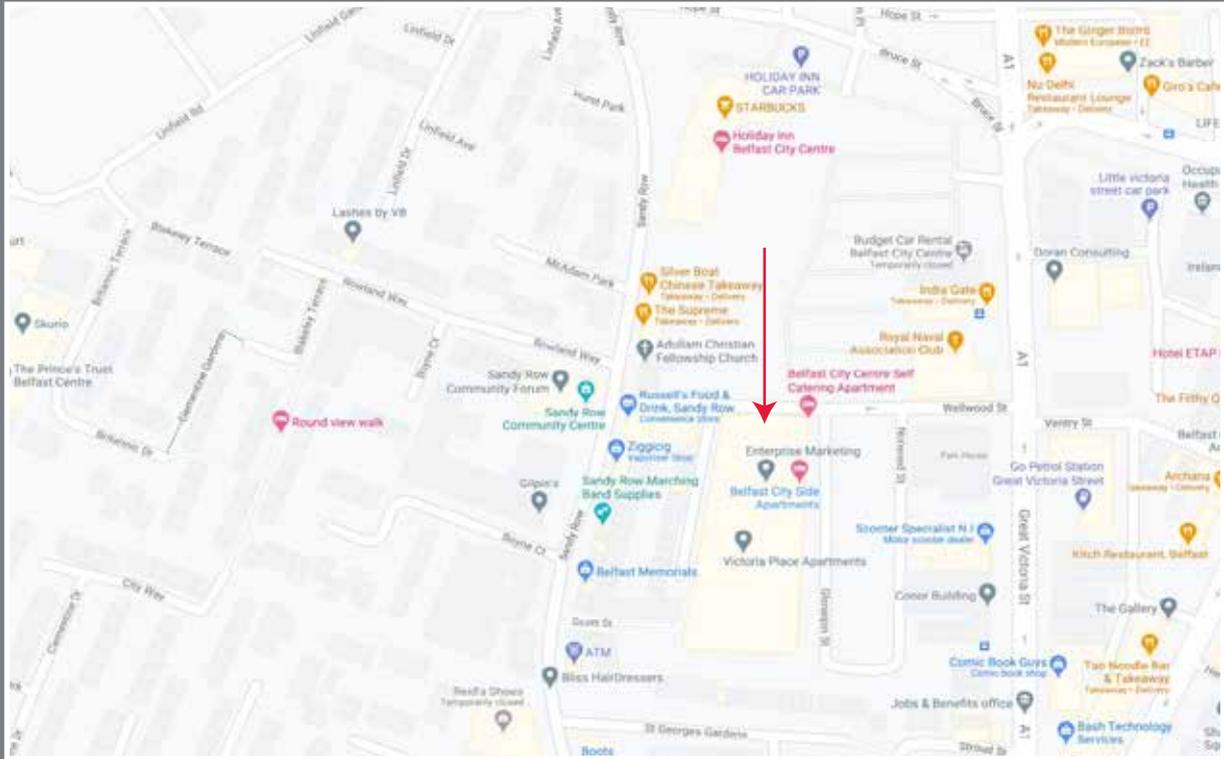
Enclosed car parking space.

#### ADDITIONAL INFORMATION

##### SERVICE CHARGES / RATES:

- Service Charge: £997.00 Per Annum
- Rates: £916.32 Per Annum
- Management Company: MB Wilson

# 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: TOD/K/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80	80	82
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

EPC REF: 9426-0821-6770-0966-6926

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