

simon**BRIEN**  
RESIDENTIAL

Apt 76 Victoria Place, 20 Wellwood Street,  
Belfast, BT12 5GE



Asking Price £169,950

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## KEY FEATURES

- Spacious Tenth Floor Apartment In Stunning Landmark Development With Excellent Views
- Lift To Exclusive Tenth Floor With 'Fob' Access Only
- Modern Kitchen With Range Of Integrated Appliances
- Generous Open Plan Living/Dining Room With Tiled Balcony
- Two Double Bedrooms
- Contemporary White Bathroom Suite
- Gas Fired Central Heating
- Double Glazing
- Access To Residents Fitness Suite
- Secure Car Parking
- Walking Distance To City Centre, Victoria Square Shopping Centre And Queens University
- Excellent Investment/First Time Buy



## SUMMARY

Victoria Place is a stunning landmark development situated just off Great Victoria Street.

The internal accommodation comprises storage cupboard, open plan living/dining room with tiled balcony, two double bedrooms and kitchen with appliances as well as contemporary white sanitary ware to bathroom.

This spacious two bedroom apartment on the tenth floor offers superb living space throughout and incorporates ample built-in storage. Other benefits include gas central heating, double glazing and a secure car parking space.

Within walking distance of the City Centre, Victoria Square Shopping Centre and Queens University this property will sure to appeal to a variety of potential purchasers, investors and home owners alike.



## ACCOMMODATION

### GROUND FLOOR

Lift to tenth floor with 'fob' access only.

### TENTH FLOOR

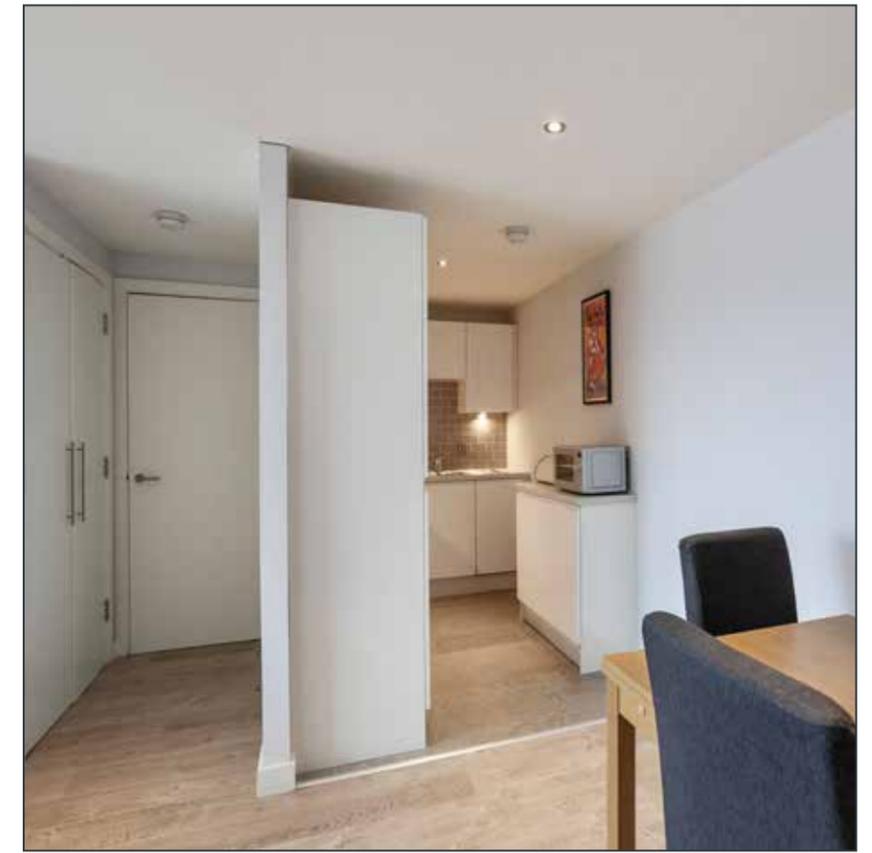
#### ENTRANCE HALL:

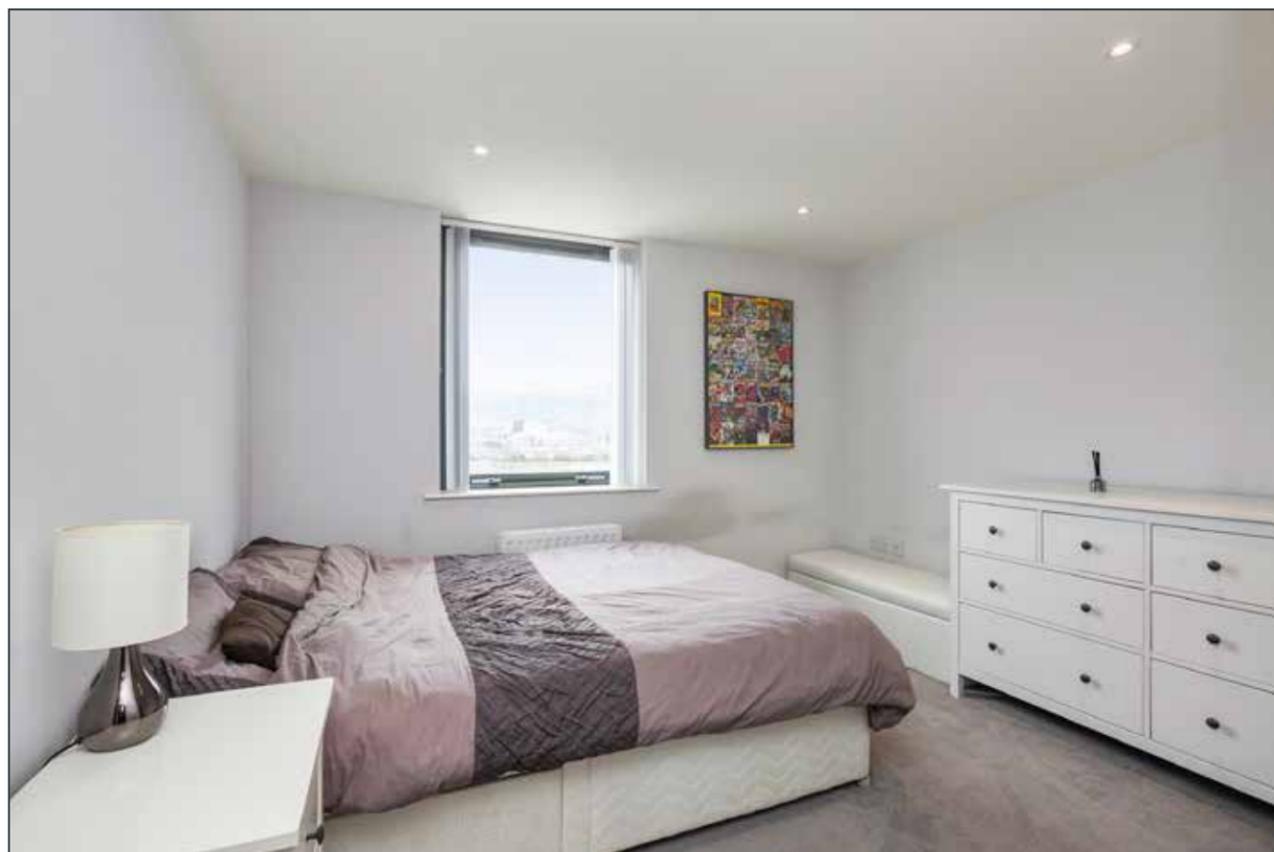
Storage cupboard.

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

**23' 8" x 18' 12" (7.21m x 5.79m)**  
**(at widest points)**

Range of high and low level units. Integrated fridge freezer. Under bench electric oven. 4 ring ceramic hob. Stainless steel and glass extractor fan. 1.5 bowl stainless steel sink unit. Integrated washing machine and dishwasher. Laminate wood floor. Low voltage spotlights. Double glazed aluminium door to balcony.





**MASTER BEDROOM:**  
11' 11" x 11' 0" (3.63m x 3.36m)

**ENSUITE SHOWER ROOM:**

Corner shower unit. Low flush WC. Pedestal wash hand basin. Extractor fan. Low voltage spotlights. Half tiled walls. Ceramic tiled floor.

**BEDROOM (2):**  
12' 6" x 11' 5" (3.82m x 3.48m)

Mirrored Sliderobe.

**BATHROOM:**

Bath with tiled surround and shower above. Glass shower screen. Extractor fan. Low flush WC. Pedestal wash hand basin. Low voltage spotlights. Ceramic tiled floor. Half tiled walls.

**OUTSIDE**

Underground assigned parking space with visitor parking.



# 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)

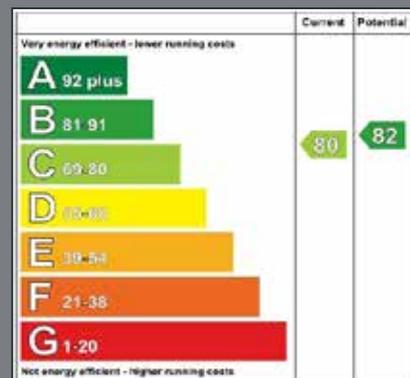


## Lettings Department

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: RL/B/19/FB



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