

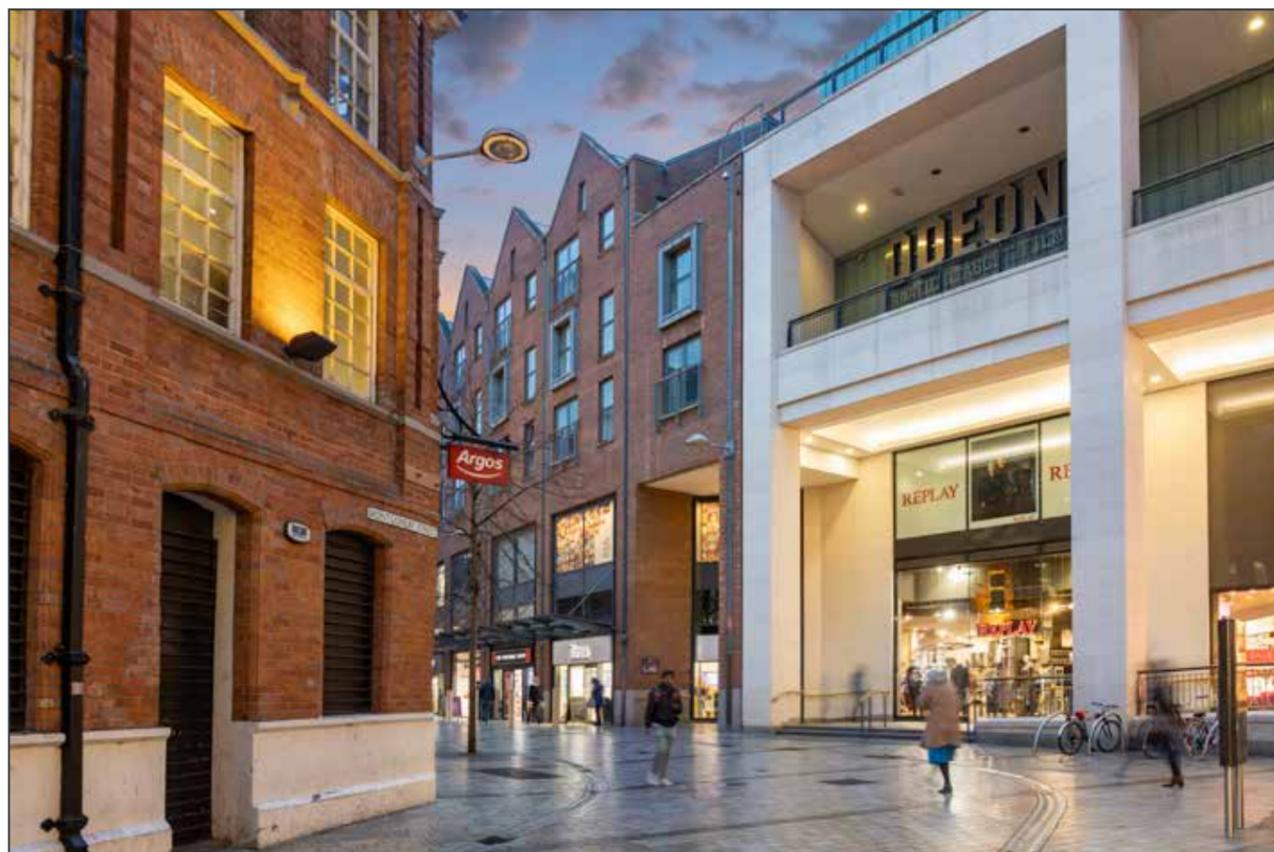
simon**BRIEN**
RESIDENTIAL

Apartment 305, 2 William Street South,
Belfast, BT1 4FJ



Asking Price £219,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning Third/Fourth Floor Duplex City Centre Apartment
- Beautifully Proportioned And Presented Accommodation Throughout
- Two Generous Bedrooms
- Open Plan Living/Dining With Access To Large South Facing Terrace
- Modern Fully Fitted Kitchen With Full Range Of Integrated Appliances
- Contemporary Bathroom And Ensuite Shower Room
- Lift Access To All Floors
- Exceptionally Popular And Convenient Location Set In The Heart Of Belfast City Centre Beside An Array Of Restaurants, Shopping And Cultural Amenities

SUMMARY

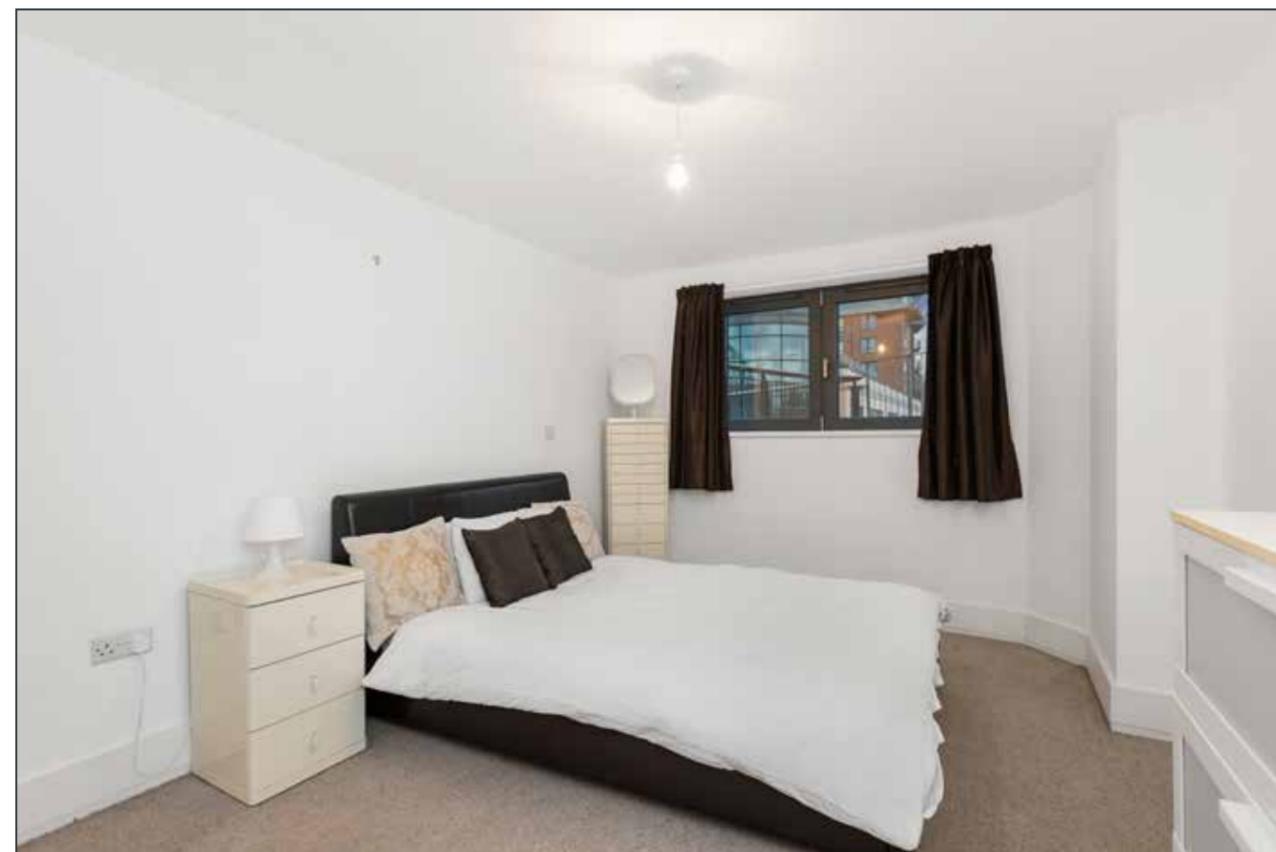
This magnificent third/fourth floor duplex apartment will appeal to the young professional, couple or those seeking a base within this landmark City Centre scheme, adjacent to Victoria Square shopping centre.

Located in the heart of the city, this stylish home is adjacent to the business, retail and social core of Belfast, including high quality restaurants and bars within the Cathedral Quarter area.

The exceptionally well appointed accommodation is finished to the highest of standards throughout, comprising of entrance hall with built-in cupboard, two generous bedrooms, master with contemporary ensuite, bathroom and open plan living/dining with high gloss kitchen and full range of integrated appliances. The living area benefits from a vaulted ceiling. The master bedroom is positioned at mezzanine level above the living room. There is additional storage accessed off the living room.

The development is accessed off William Street South and has the additional benefit of a south facing terrace overlooking the city.

This is undoubtedly an excellent opportunity to acquire a luxury apartment finished to the highest of standards and we would recommend an immediate inspection to avoid future disappointment.



ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE:

Lift and stairs to...

THIRD FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall with wooden floor.

STORAGE CUPBOARD:

BEDROOM (2):
16' 9" x 10' 1" (5.11m x 3.07m)
(at widest points)

Carpet, fitted wardrobes.

BATHROOM:

Contemporary white suite, panelled bath with mixer taps and telephone hand shower, low flush WC, wash hand basin, fully tiled walls and ceramic tiled floor.



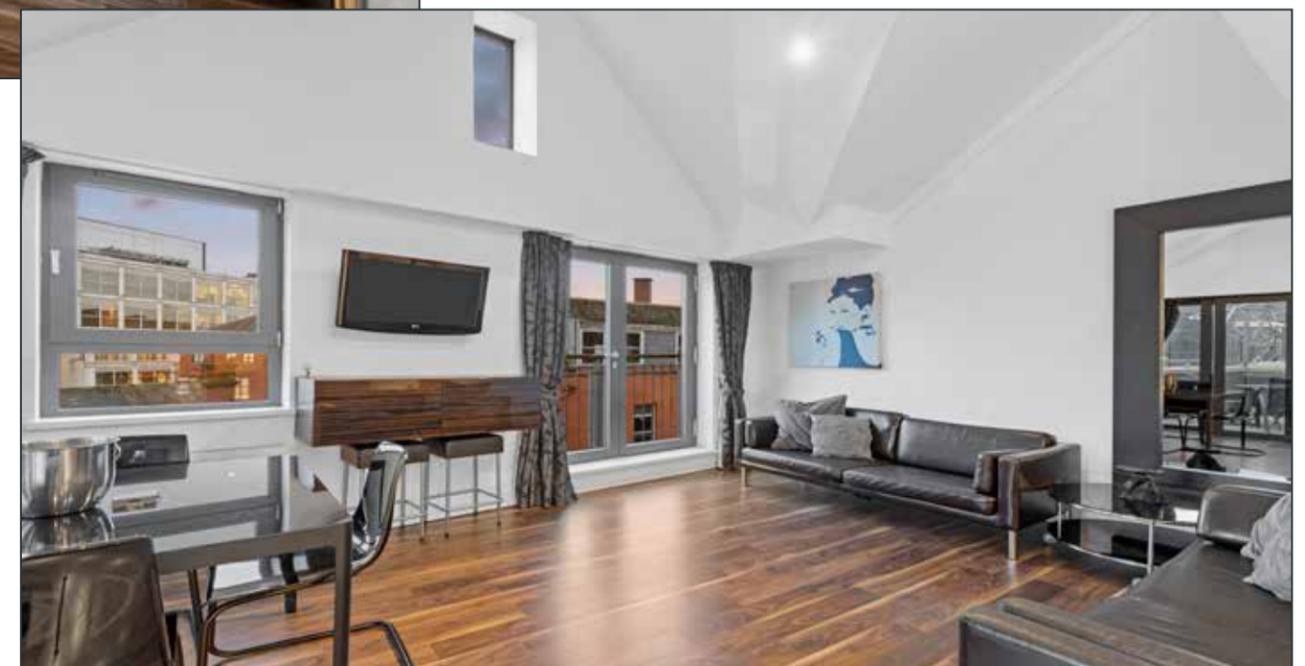
OPEN PLAN LIVING/KITCHEN/DINING AREA:

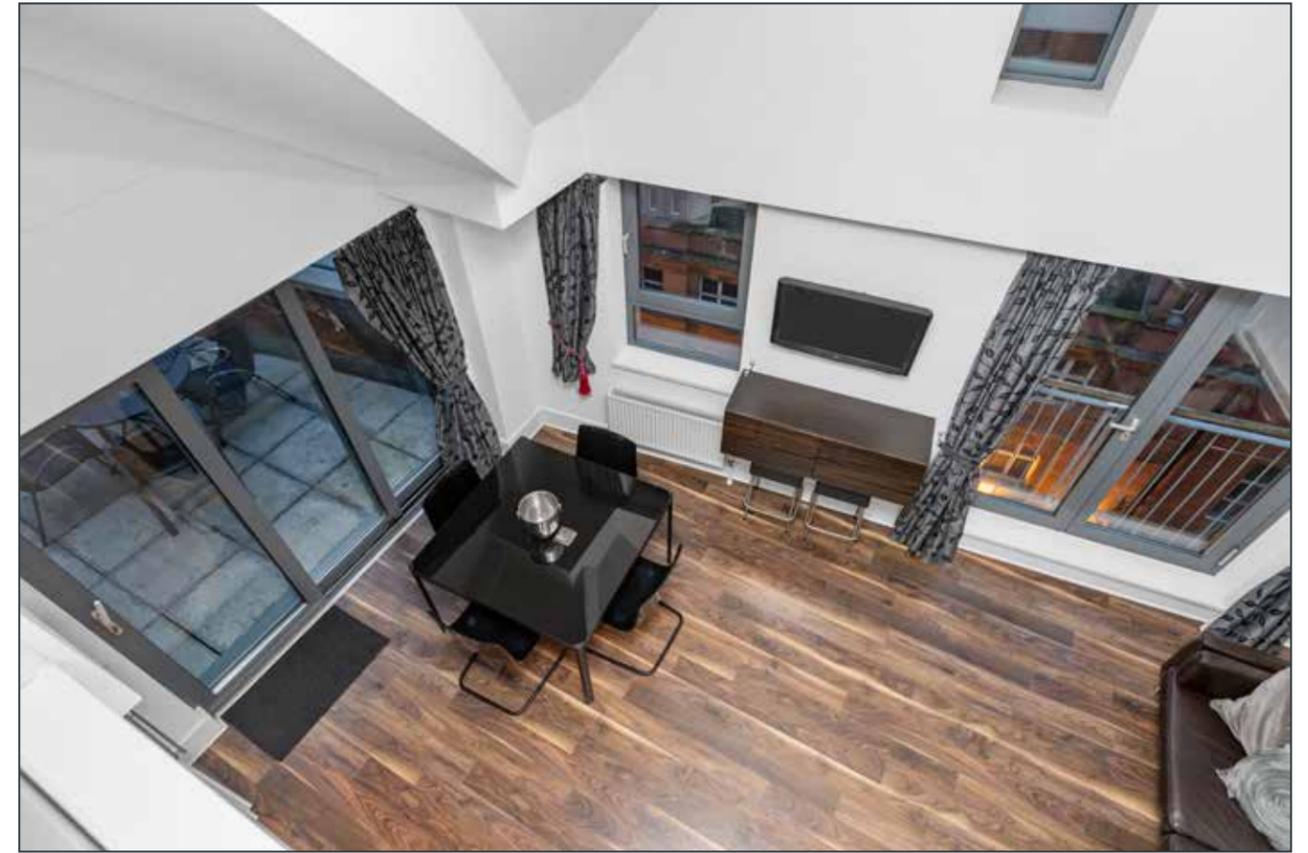
21' 7" x 18' 6" (6.58m x 5.64m)

Excellent range of high and low level high gloss units, 1.5 single drainer sink unit, four ring gas hob, electric oven, stainless steel extractor hood, integrated fridge/freezer, dishwasher, part wall tiling and ceramic tiled floors.

Living Area: Intercom, vaulted ceiling above living area, storage cupboard off living area, wood flooring and access to south facing terrace.

Stairs from hallway to...





FOURTH FLOOR

**MASTER BEDROOM AT
MEZZANINE LEVEL:
12' 8" x 10' 2" (3.86m x 3.1m)**

ENSUITE SHOWER ROOM:

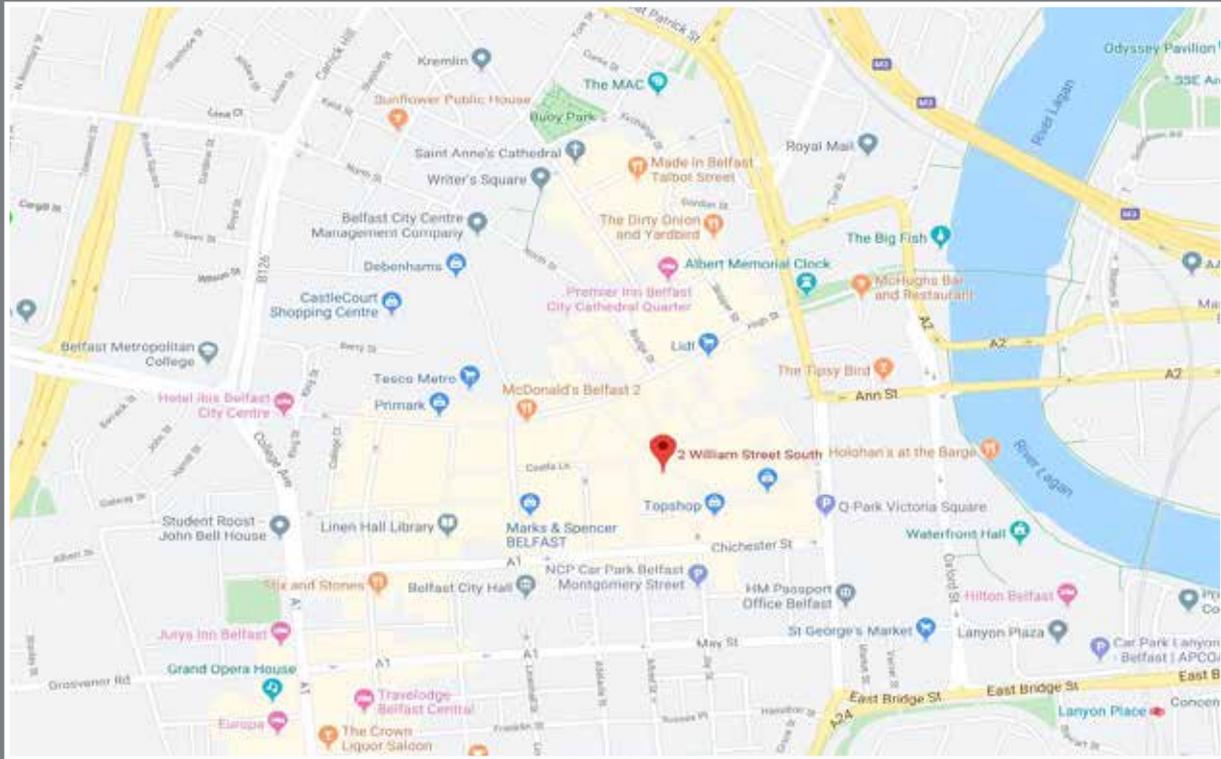
Fully tiled shower enclosure, low flush
WC and wash hand basin.

ADDITIONAL INFORMATION

Management Company: McGuinness
Fleck
Rates: £1,066.64 per annum
Service Charge: £113.21 per month



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



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/A/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	75	77
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9669-3092-0289-7600-5254

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