

Apartment 18-04 The Obel,
62 Donegall Quay, Belfast, BT1 3NJ



Offers Over £155,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- 18th Floor City Centre Apartment
- One Double Bedroom
- Open Plan Living/Dining Room With Spectacular Views
- Fully Fitted Kitchen With An Excellent Range Of Integrated Appliances
- Bathroom In Contemporary White Suite
- Electric Heating
- Superb Panoramic Views Overlooking The River Lagan And Belfast City Centre
- Secure Resident Parking Space
- Ideal Investment/First Time Buy

SUMMARY

Situated in the heart of Belfast City Centre, The Obel offers unparalleled access to all areas of the City and is a short stroll from the newly regenerated Cathedral Quarter.

Convenience to the City brings unrivalled shopping at Victoria Square as well as bars, restaurants and entertainment at the SSE Arena and Waterfront Hall.

This particular apartment is located on the 18th floor and has accommodation comprising of one double bedroom, open plan living/dining/kitchen with a range of integrated appliances together with bathroom in white suite.

In addition, the property has superb views overlooking the River Lagan and Belfast City Centre.

Likely to be of interest to the investor or first time buyer in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

Lift and stairs to...

EIGHTEENTH FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall. Storage cupboard plumbed for washing machine. Part wall tiling. Low voltage spotlights.

KITCHEN OPEN PLAN TO LIVING/DINING:

21' 5" x 16' 0" (6.52m x 4.88m)

Range of high and low level units. Integrated fridge/freezer. Under bench electric oven and 4 ring ceramic hob. Stainless steel extractor fan. Inset stainless steel sink unit. Integrated dishwasher. Low voltage spotlights. Tiled floor in kitchen area. Carpet in living area.

MASTER BEDROOM:

11' 6" x 10' 8" (3.50m x 3.26m)

BATHROOM:

Close coupled WC. Pedestal wash hand basin. Part tiled walls. Bath with tiled surround and shower above. Glass shower screen. Chrome heated towel rail. Low voltage spotlights. Ceramic tiled floor.

OUTSIDE

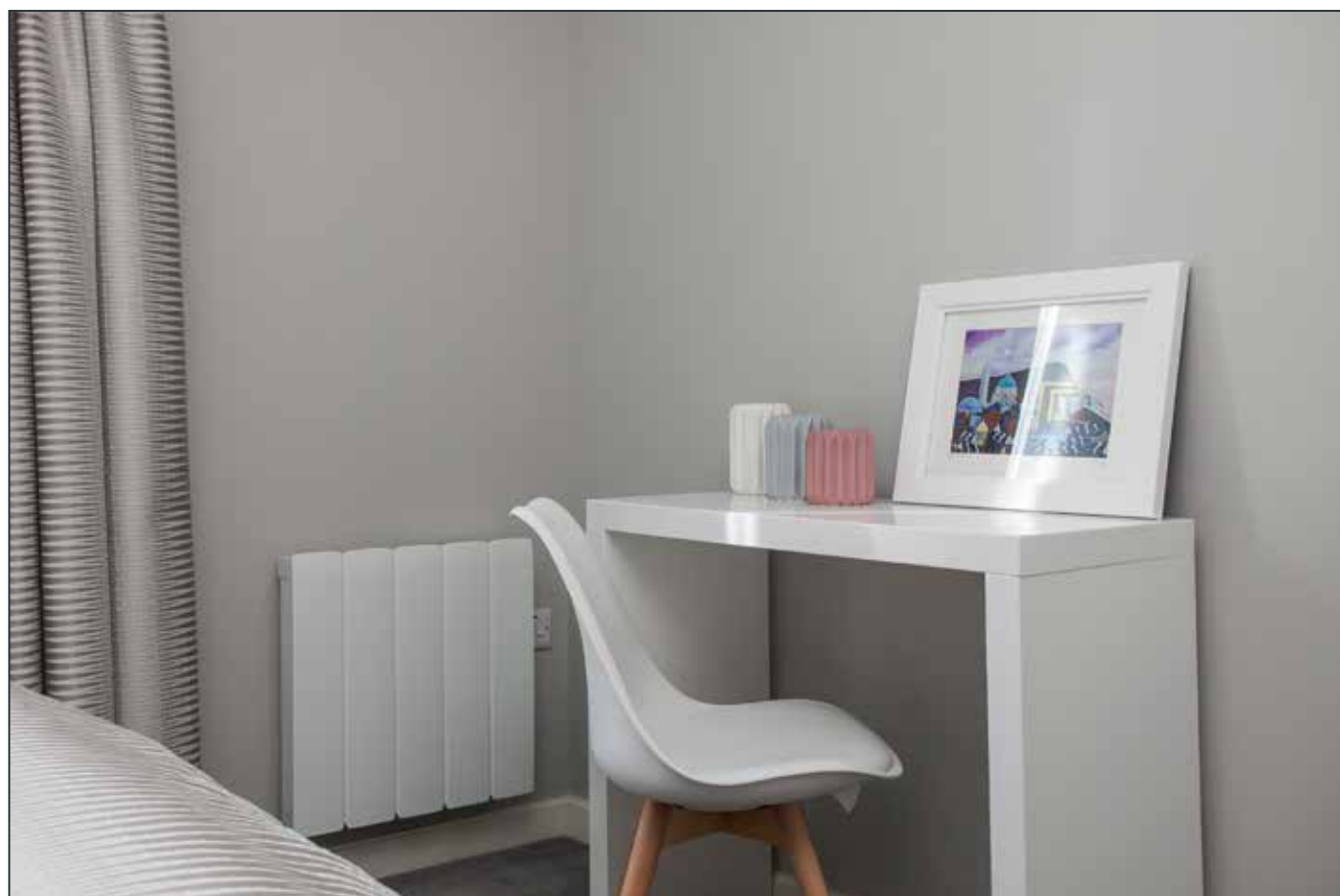
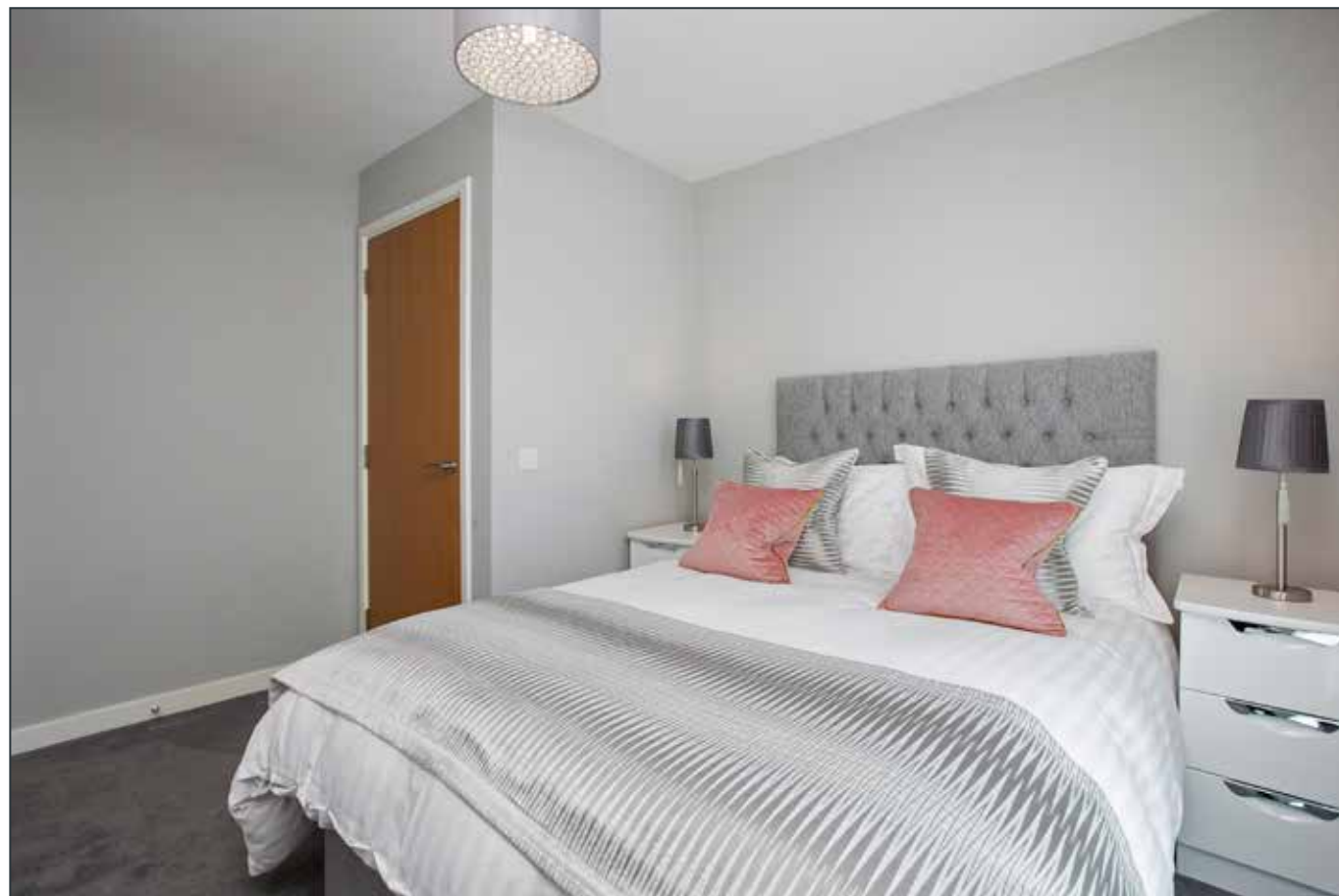
One secured car parking space.

ADDITIONAL INFORMATION

Service Charge: £1,054.80 per annum

Ground Rent: £200.00 per annum





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

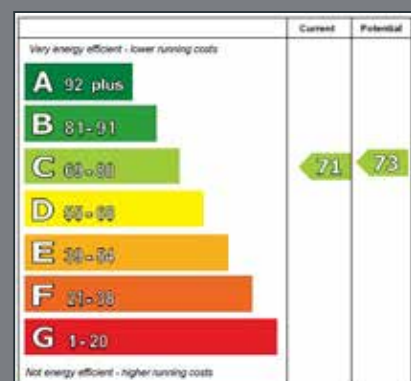


Lettings Department

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: RL/B/20/FB



EPC REF: 0265-3965-0137-9590-2061

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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