

Apartment 502 St Anne's Square,  
7 Edward Street, Belfast, BT1 2LL



Asking Price £185,000

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



## KEY FEATURES

- Superb Fifth Floor Apartment Set Within Much Sought After City Centre Development
- One Double Bedroom
- Contemporary Kitchen With Range Of Appliances Open To Casual Dining And Living Area
- Luxury Bathroom
- Gas Fired Central Heating And Double Glazing
- Secure Car Parking Space
- Excellent Location With Several First Class Restaurants/Bars On Your Doorstep
- Public Transport Routes And Comfortable Walking Distance Of Belfast City Centre
- Suited To The Young Professional, First Time Buyer Or Those Seeking A City Centre Base

## SUMMARY

St Anne's Square is a much sought after development set in the heart of Belfast city centre, close to all local amenities, excellent bars and restaurants, The Mac, PureGym and Cathedral Quarter.

This particular apartment is positioned on the fifth floor offering easily managed accommodation providing one double bedroom, contemporary bathroom and kitchen open to living room. One secure car parking space is an additional benefit of this superb apartment.

Likely to be of interest to the young professional or first time buyer. Viewing is by appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

Lift to...

### FIFTH FLOOR

#### ENTRANCE HALL:

#### KITCHEN/LIVING/DINING:

**19' 2" x 10' 6" (5.84m x 3.2m)**

In the kitchen: Excellent range of high and low level units. Single drainer sink unit. 4 ring hob. Electric oven. Concealed extractor. Integrated fridge/freezer and dishwasher. Ceramic tiled floor.

#### BEDROOM (1):

**10' 4" x 9' 6" (3.15m x 2.9m)**

#### BATHROOM:

White suite. Panelled bath, mixer taps, shower attachment. Low flush WC. Wash hand basin with vanity unit. Ceramic tiled floor.

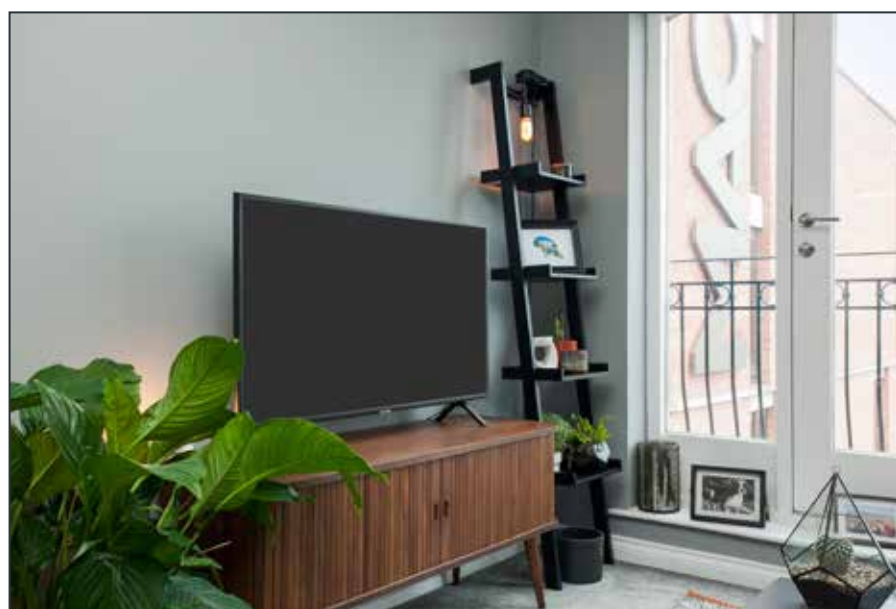
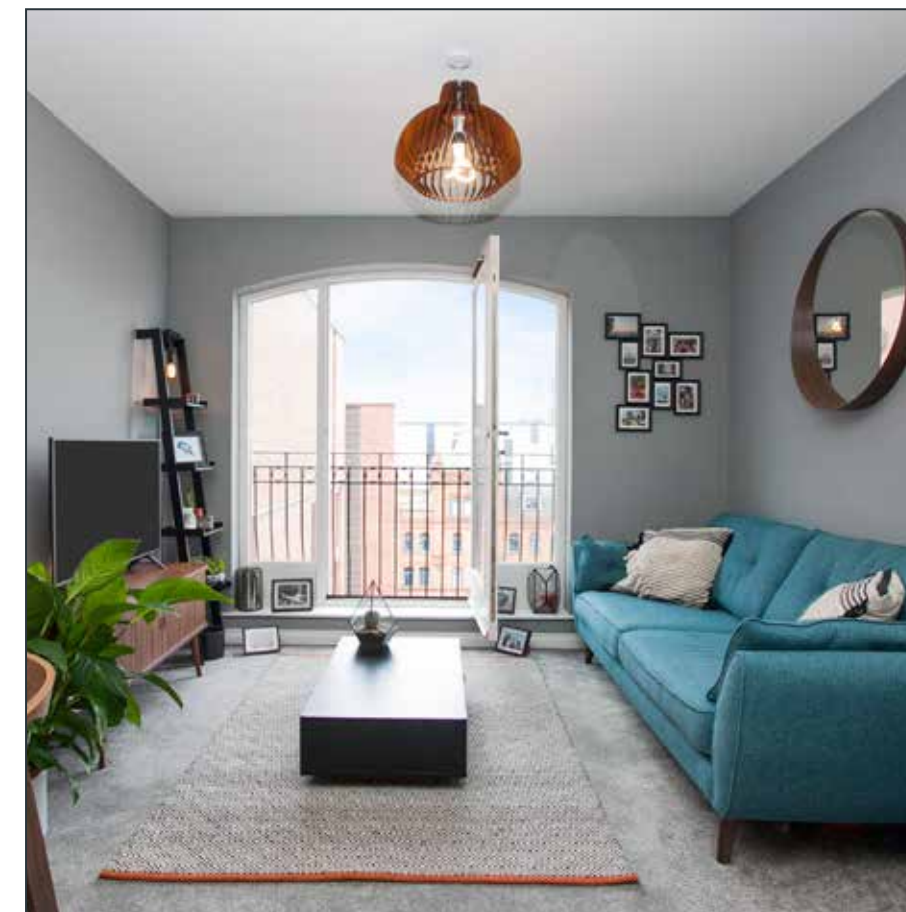
#### STORAGE CUPBOARD:

Gas boiler. Storage.

## ADDITIONAL INFORMATION

Service Charge: £1,200 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](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/B/20/FB



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92+ plus		
<b>B</b> 81-91		
<b>C</b> 69-80	80	80
<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: 0465-2962-0181-9101-5401

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