

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



Asking Price £149,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb First Floor apartment Set Within Excellent City Centre Development
- Two Double Bedrooms
- Magnificent Open Plan Living / Dining With Access To Communal Courtyard
- Modern Fully Fitted Kitchen With Range Of Appliances
- Bathroom & Ensuite
- Gas Fired Central Heating / Double Glazing
- Lift Access To All Floors
- Secure Allocated Car Parking Space
- Access To Resident's Fitness Suite
- Within Walking Distance Of Belfast City Centre, Lisburn Road & Queen's University

SUMMARY

Victoria Place is a superb landmark development situated just off Great Victoria Street within one of the city's most popular and sought after locations.

The accommodation comprises of a superb open plan kitchen / living / dining together with two double bedrooms, bathroom and ensuite. Within walking distance of the City Centre, Victoria Square shopping centre, and Queen's University as well as the City Hospital, this property would be ideal for a variety of potential purchasers including, first time buyers, and investors in today's market.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE:

Lift and stairs access to:

FIRST FLOOR

ENTRANCE HALL:

Laminate wooden floor. Large storage cupboard.



LIVING ROOM:

16' 2" x 11' 5" (4.93m x 3.48m)

Matching laminate wooden floor. Access to communal courtyard. Open plan to:

DINING ROOM:

9' 7" x 6' 11" (2.92m x 2.11m)

Matching laminate wooden floor. Open plan to:

KITCHEN:

9' 3" x 6' 6" (2.82m x 1.98m)

Modern fitted kitchen fitted with a range of appliances providing an excellent range of high and low level units and work surfaces.

BEDROOM (1):

10' 6" x 10' 5" (3.2m x 3.18m)

ENSUITE SHOWER ROOM:

White suite comprising, low flush WC. Pedestal wash hand basin with tiled splashback. Corner shower cubicle. Ceramic tiled floor. Extractor fan.

BEDROOM (2):

11' 4" x 9' 3" (3.45m x 2.82m)

Double built-in wardrobe.

BATHROOM:

6' 7" x 6' 2" (2.01m x 1.88m)

White suite comprising low flush WC. Pedestal wash hand basin. Wood panelled bath with mixer taps and shower above. Porcelain tiled floor. Partially tiled walls.

OUTSIDE

Secure allocated car parking space.

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: ML/K/20/SO



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

EPC REF: 2939-7012-0299-6893-9980

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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.