

Apt 32 Quay Gate,
19 Station Street, Belfast, BT3 9DA



Asking Price £150,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Spacious Second Floor City Centre Apartment
- Two Double Bedrooms
- Open Plan Living / Dining / Kitchen With Range Of Appliances
- Bathroom & Ensuite
- Gas Fired Central Heating
- Lift Access To All Floors
- Secure Allocated Car Parking Space
- Within Comfortable Walking Distance Of Belfast City Centre & Close To Main Arterial Transport Routes
- Ideal First Time / Investment Purchase

SUMMARY

This superb second floor apartment is located within the ever popular Quay Gate development ideally situated within comfortable walking distance of Belfast City Centre, with its host of local amenities, facilities, and public transport routes.

The bright and spacious accommodation throughout provides open plan living / dining with kitchen and range of appliances, two substantial bedrooms, bathroom and ensuite.

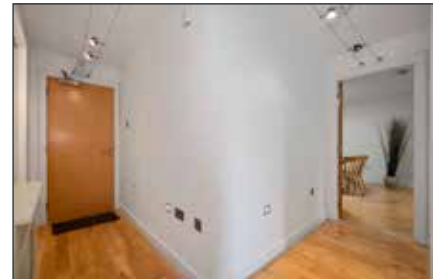
Likely to be of interest to the first time buyer, young professional or investor in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL AREA:

Lift and stairs to:



SECOND FLOOR

L-SHAPED LIVING / DINING / KITCHEN:

24' 9" x 18' 3" (7.54m x 5.56m)

In the kitchen - range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. 5 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer, dishwasher and washing machine.

BEDROOM (1):

22' 9" x 8' 9" (6.93m x 2.67m)

ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

BEDROOM (2):

13' 5" x 8' 9" (4.09m x 2.67m)

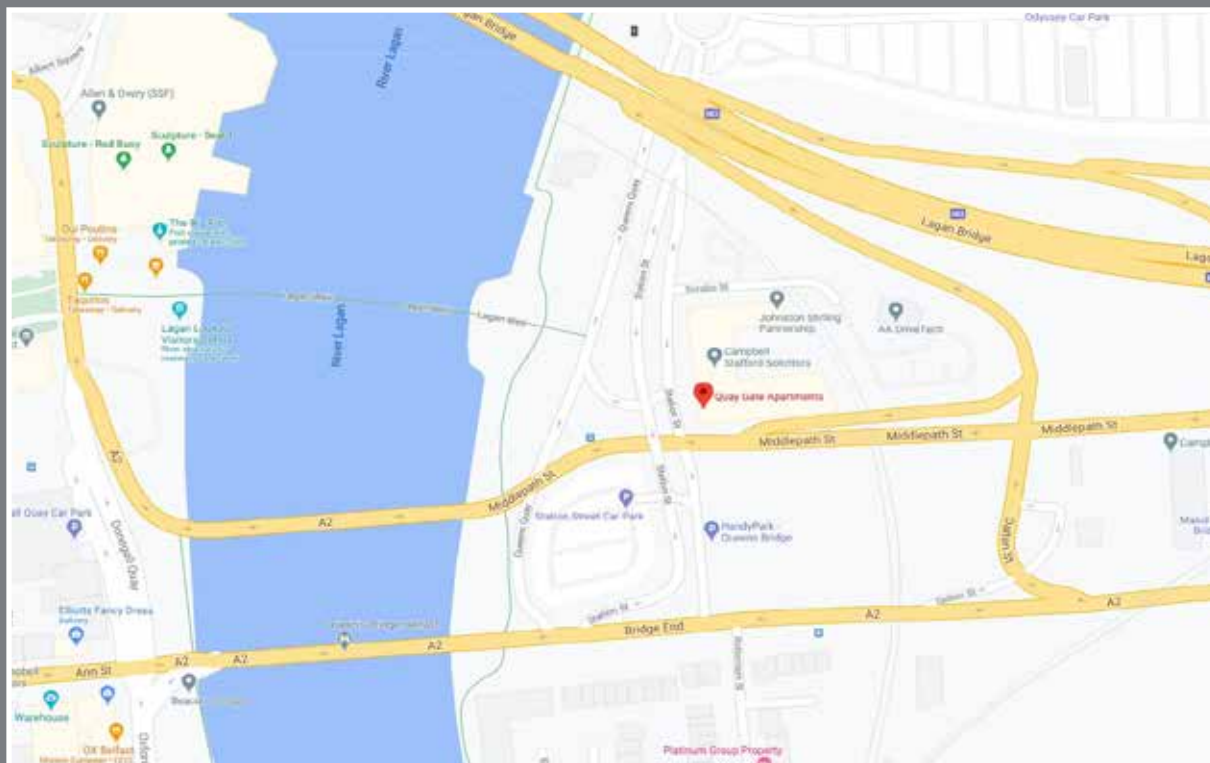
BATHROOM:

White suite comprising panelled bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin.

HALLWAY:

Storage cupboard.

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/L/20/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9067-0425-6070-2823-0922



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