

**simonBRIEN**  
RESIDENTIAL

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



Asking Price £150,000

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

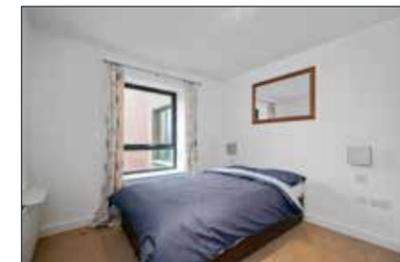
Likely to be of interest to the first time buyer, young professional or investor in today's market. Viewing is by appointment through our South Belfast office on 028 9066 8888.

## 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)**

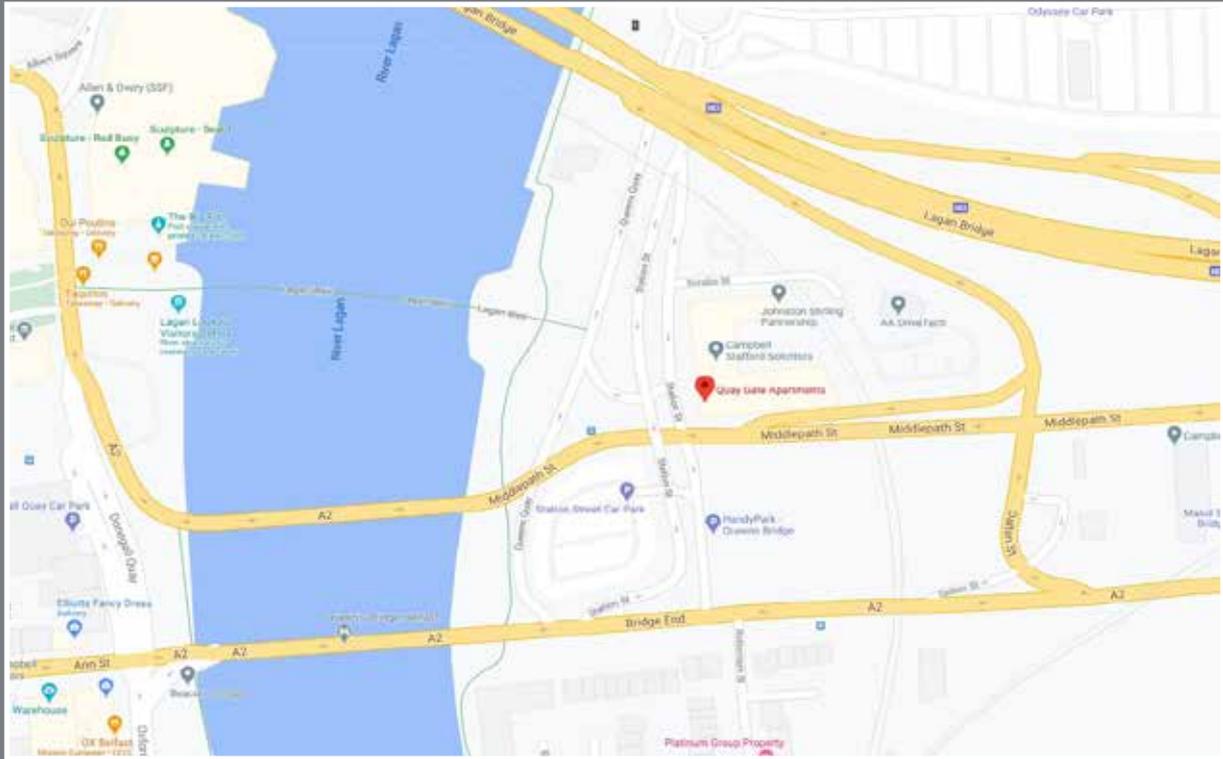
### BATHROOM:

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](http://www.simonbrien.com)

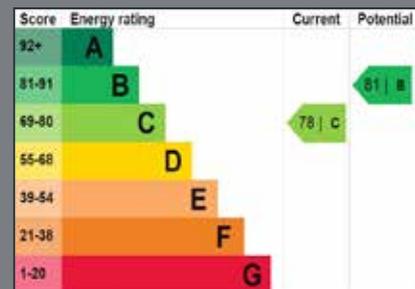


## Lettings Department

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/L/20/SO



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

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto: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.