

109 Victoria Place,
20 Wellwood Street, Belfast, BT12 5GE



Asking Price £135,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Appointed 6th Floor Apartment Set Within Excellent City Centre Development
- One Double Bedroom
- Open Plan Living / Dining With Balcony Access
- Modern Fully Fitted Kitchen With A Range Of Appliances
- Bathroom In White Suite
- Gas Fired Central Heating & Double Glazing
- Secure Allocated Car Parking Space
- Within Walking Distance Of Belfast City Centre, Lisburn Road & Queen's University

SUMMARY

A superb landmark development located just off Great Victoria Street within one of the city's most popular sought after locations, close to local amenities, Queen's University and Belfast City Centre.

This particular 6th floor apartment has accommodation comprising of one double bedroom, spacious open plan living / kitchen / dining, and bathroom in white suite.

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

ACCOMMODATION

GROUND FLOOR

Lift / stairs to:

SIXTH FLOOR

Hardwood door leading to:

ENTRANCE HALL:

BATHROOM:

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



BEDROOM (1):
11' 3" x 11' 0" (3.43m x 3.35m)

Built-in wardrobe.

LIVING / DINING AREA:
16' 0" x 11' 2" (4.88m x 3.4m)

Access to balcony. Open to:



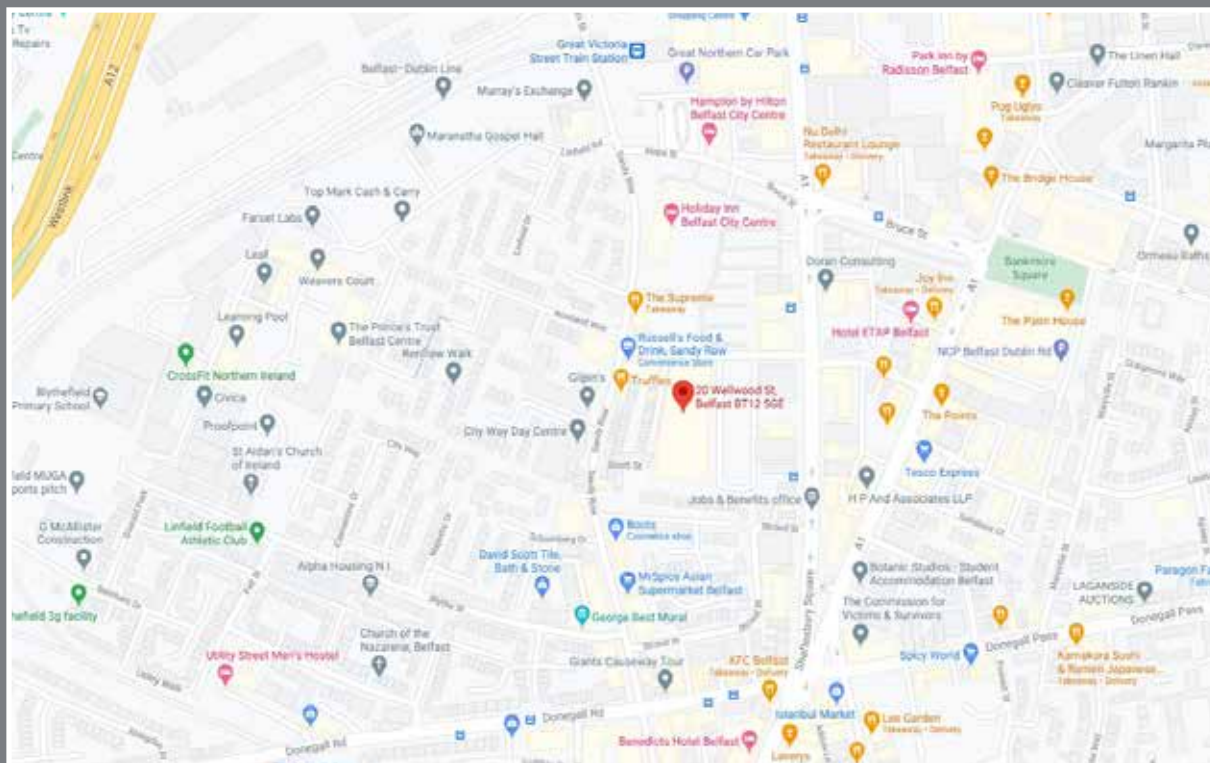
KITCHEN:
11' 0" x 7' 3" (3.35m x 2.21m)

Range of high and low level units. Stainless steel sink unit with mixer taps. 4 ring gas hob. Electric oven. Stainless steel extractor fan. Integrated fridge/freezer, dishwasher, and washing machine.

OUTSIDE

Allocated 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/A/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 4300-6116-0822-7093-3993



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