

Apartment 311 Margarita Plaza,
81 Adelaide Street, Belfast, BT2 8FF



Asking Price £125,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Well Appointed Third Floor Apartment
- One Double Bedroom
- L Shaped Living / Kitchen With Range Of Appliances
- Bathroom In White Suite
- Gas Fired Central Heating
- Double Glazing
- Lift Access To All Floors
- Popular And Convenient City Centre Location

SUMMARY

Margarita Plaza has been a consistent popular development ideally located on Adelaide Street in the heart of Belfast City Centre offering easy access to all business, shopping and social amenities as well as motorway network.

This particular apartment is located on the third floor, and has accommodation comprising off one double bedroom with built in wardrobe, spacious L shaped kitchen / dining, living / kitchen area, together with bathroom in white suite.

Ideal as an investment purchase or for the busy city professional.

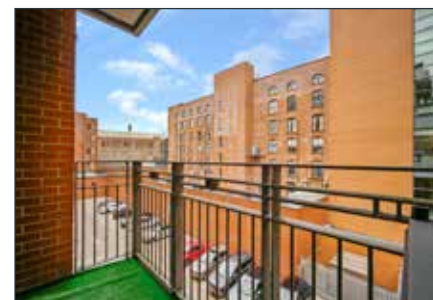
Viewing is by appointment through our Lisburn Road, South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND

COMMUNAL ENTRANCE HALL:

Lift and stair access to:



THIRD FLOOR

BEDROOM:

14' 6" x 9' 7" (4.42m x 2.92m)

Built in wardrobe. Laminate floor.

BATHROOM:

White suite. Panel bath. Mixer taps. Low flush WC. Pedestal wash hand basin. Telephone hand shower.

L SHAPED KITCHEN / DINING:

24' 0" x 9' 8" (7.32m x 2.95m)

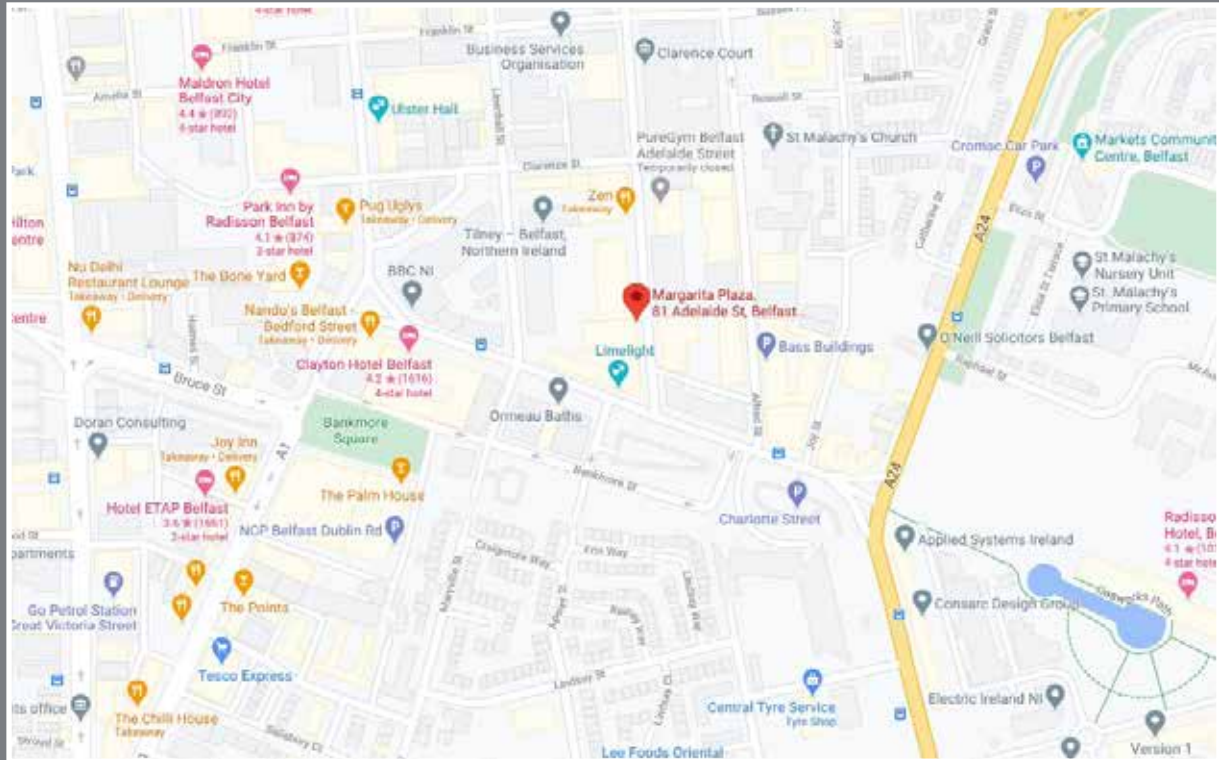
Range of high and low level units. Singular sink. Integrated fridge freezer. Electric oven. Four ring hob. Plumbed for washing machine. Part tiled walls.

LIVING ROOM:

Balcony access.



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/D/21/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 0266-2981-0843-9227-7881

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.