

43 St Georges Harbour,  
Belfast, BT1 3SG



Asking Price £275,000

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



## KEY FEATURES

- Magnificent Fifth Floor City Centre Apartment
- Three Double Bedrooms, Master With Ensuite
- Superb Open Plan Living & Dining Room With Breathtaking Aspect Over Lagan, Stormont And The Castlereagh Hills
- Modern Fully Fitted Kitchen With Full Range Of Integrated Appliances
- Modern Bathroom With White Suite & Steam Shower
- Separate Utility Room
- Gas Fired Central Heating
- PVC Double Glazing
- Two Balcony Areas Off Living & Dining Room
- Two Designated Car Parking Spaces And Additional Visitor Parking
- Secure Gated Development
- Popular And Convenient Location Within Short Stroll Of City Centre



## SUMMARY

This magnificent fifth floor apartment enjoys an enviable position on the banks of the river Lagan and affords a stunning outlook from the principle rooms over the river and towards the Castlereagh hills, and Stormont in the distance.

The exceptionally well appointed and spacious accommodation provides three double bedrooms, master with ensuite and additional bathroom together with a superb open plan living/dining and fully fitted kitchen with excellent range of integrated appliances.

Undoubtedly one of the finest City Centre apartments to be offered for sale in recent years and within walking distance to Belfast and all the amenities it has to offer we recommend immediate inspection with confidence.

## ACCOMMODATION

### GROUND FLOOR

Lift and stairs access to...

### FIFTH FLOOR

Hardwood door to...

### ENTRANCE PORCH:

Inner door to...

### ENTRANCE HALL:

Solid pine flooring. Storage cupboard.









**OPEN PLAN LIVING & DINING ROOM:**  
**33' 2" x 26' 9" (10.11m x 8.15m)**

Solid pine flooring. Wood-burning stove. Doors to balcony areas. Open to...

**KITCHEN:**  
**14' 0" x 8' 0" (4.27m x 2.44m)**

Excellent range of high and low level units. Single drainer sink unit. Four ring gas hob. Electric oven. Stainless steel extractor. Integrated dishwasher and fridge freezer. Partly tiled walls. Ceramic tiled floor.







**MASTER BEDROOM:**  
14' 4" x 13' 6" (4.37m x 4.11m)

Solid pine flooring.

**ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure. Low flush WC. Wash hand basin.  
Heated towel rail.

**BEDROOM (2):**  
14' 0" x 12' 0" (4.27m x 3.66m)

Solid pine flooring.

**BEDROOM (3):**  
12' 0" x 11' 10" (3.66m x 3.61m)

Solid pine flooring. Velux window.







#### BATHROOM:

Contemporary white suite comprising panelled bath with mixer taps. Separate steam double shower enclosure. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor. Partially tiled walls. Velux window.

#### UTILITY ROOM:

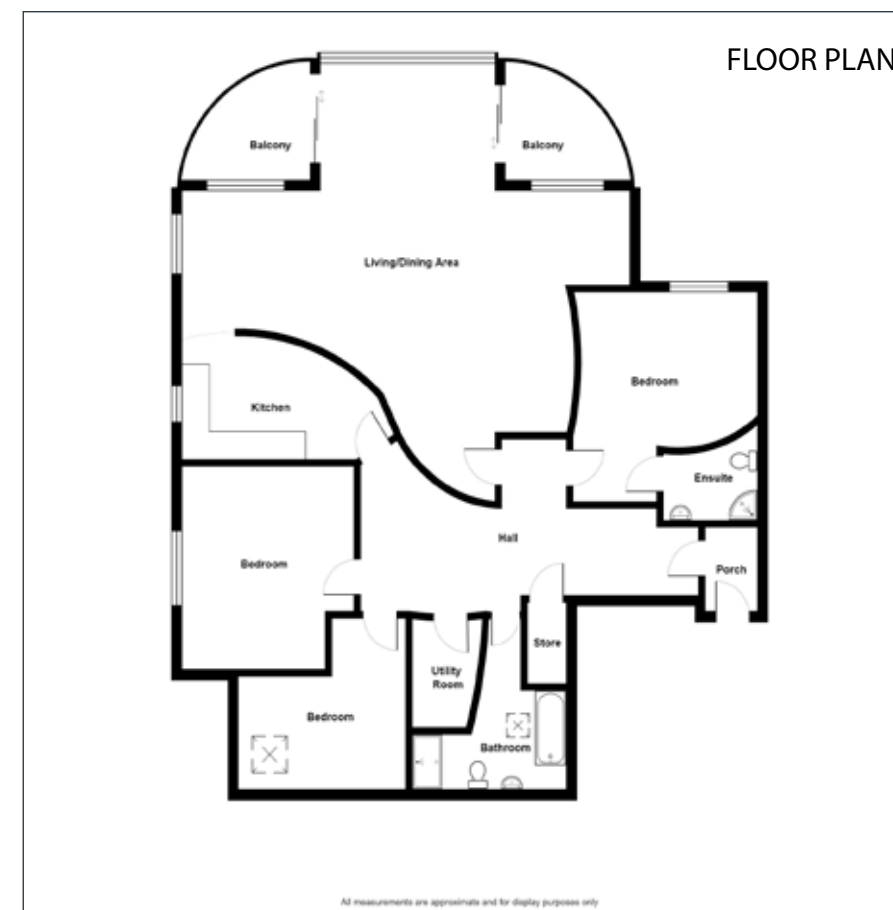
**7' 8" x 5' 6" (2.34m x 1.68m)**

High and low level units. Single drainer sink unit. Plumbed for washing machine. Gas boiler.

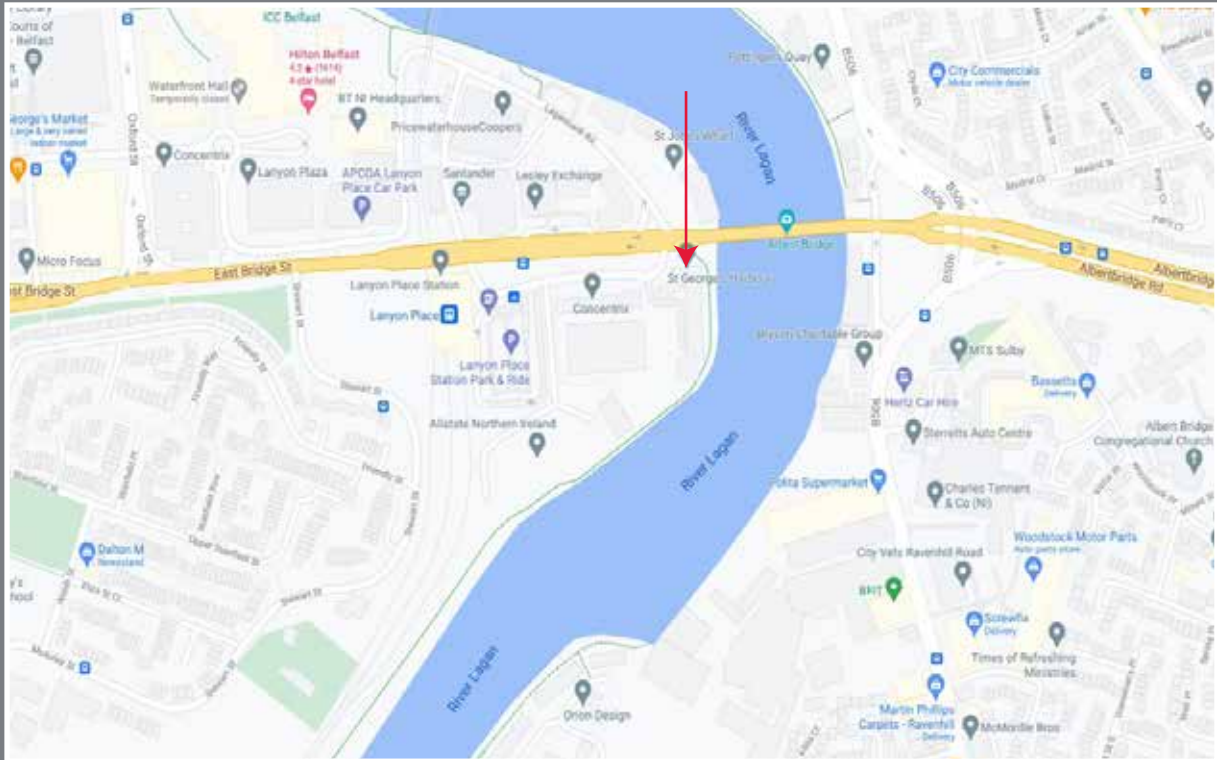
#### ADDITIONAL INFORMATION

##### SERVICE CHARGES:

- Service Charges - £1,326 every 6 months
- Management Company - Black Dog



# Location



St Georges Harbour development is located off East Bridge Street in Belfast City Centre.

## 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: EB/F/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9043-3007-7206-2499-0204



**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)

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