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96 James Clow Building  
15 Princes Dock Street, Belfast  
BT1 3DS

Offers Over £205,000

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- LEVEL 3 CITY CENTRE APARTMENT
  - GOOD SIZED LOUNGE WITH DINING AREA
  - OPEN PLAN MODERN KITCHEN
  - 2 DOUBLE BEDROOMS INCLUDING MASTER WITH ENSUITE SHOWER ROOM
  - BATHROOM WITH WHITE SUITE
  - GAS FIRED CENTRAL HEATING/DOUBLE GLAZED WINDOWS
  - BALCONY SITTING AREA
  - ELECTRIC ENTRANCE GATES LEADING TO ALLOCATED PARKING SPACE
  - IDEAL FOR OWNER OCCUPIERS OR INVESTORS
  - CONVENIENT CITY CENTRE LOCATION
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#### PROPERTY COMPRISES

This extremely well presented apartment is ideally located in a prime location within this popular city centre development.

The property offers spacious accommodation which is exceptionally well presented by the current owners and offers a warm and homely atmosphere. The generous accommodation includes an open plan lounge and dining area leading to a modern kitchen and a balcony sitting area.

In addition there are two bedrooms, one with an ensuite shower room and a main bathroom.

The property also benefits from gas central heating, double glazed windows and an allocated car parking space.

Set in a quiet, private and convenient location, convenient to a wide range of city centre amenities, this property can only be fully appreciated on internal inspection.

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**East Belfast Office**  
223a Upper Newtownards Road,  
Belfast, BT4 3JD  
028 9065 5060

**South Belfast Office**  
485 Lisburn Road,  
Belfast, BT9 7EZ  
028 9066 1111

**Bangor Office**  
69 High Street,  
Bangor, BT20 5BD  
028 9147 9797

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#### PROPERTY DETAILS AND DIMENSIONS

Secured communal front door to communal entrance hall.

LEVEL 3 Front door to entrance hall.

ENTRANCE HALL Laminate wood effect floor, storage/utility cupboard, low voltage spotlights.

LOUNGE OPEN PLAN TO DINING AREA 21' 8" x 12' 5" (6.6m x 3.78m) (overall to include the Kitchen area)  
Laminate wood effect floor, glazed sliding door to balcony sitting area.

OPEN PLAN TO KITCHEN Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, four ring hob with electric oven under and extractor fan over, integrated dishwasher, integrated fridge and freezer, tiled floor, part tiled walls.

BEDROOM 16' 6" x 9' 8" (5.03m x 2.95m) Built in robes and storage.

ENSUITE White suite comprising WC, wash hand basin, fully tiled shower cubicle, chrome heated towel rail, tiled floor, low voltage spotlights, extractor fan.

BEDROOM 12' 7" x 9' (3.84m x 2.74m)

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin, WC, part tiled walls, tiled floor, low voltage spotlights, extractor fan.

OUTSIDE Well maintained communal areas, entrance gates leading to allocated car parking space.

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