

37 Clarendon Quay, Belfast, BT1 3AG

Price: £145,000







McGuinness  
Fleck

# Fantastic Opportunity For Investors and Owner Occupiers.

**Price: £145,000**

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This well presented fifth floor two bedroom apartment presents a great opportunity for owners and investors alike.

The development offers privacy, space and convenience just minutes away from St Georges Market, Odyssey Arena, Titanic Quarter and the easy access onto the wider motorway network.

Benefitting from main light filled living room, separate spacious kitchen, master bedroom with built-ins and large second bedroom, all well presented this is sure to appeal to a wide range of buyers.

Ready to move into and enjoy with allocated parking, we highly recommend immediate viewing.

Two Large Bedrooms

Open Plan Lounge/Dining

Gas Fired Central Heating

Double Glazed Windows

Secure Car Parking

Convenient To City Centre.



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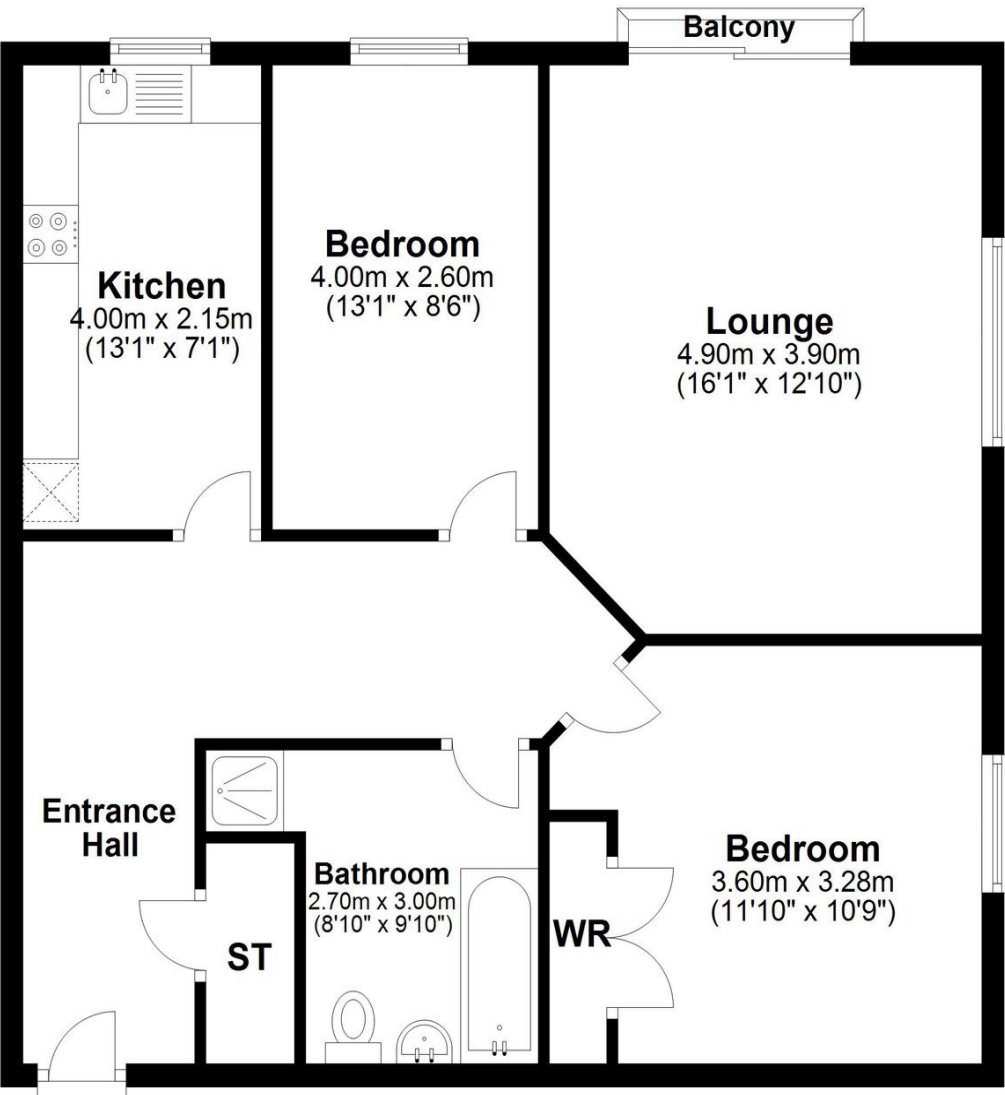


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## Fifth Floor

Approx. 75.2 sq. metres (809.2 sq. feet)



|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| <b>A</b> 92 plus                            |         |           |
| <b>B</b> 81-91                              |         |           |
| <b>C</b> 69-80                              | 69      | 72        |
| <b>D</b> 55-68                              |         |           |
| <b>E</b> 39-54                              |         |           |
| <b>F</b> 21-38                              |         |           |
| <b>G</b> 1-20                               |         |           |
| Not energy efficient - higher running costs |         |           |

