

OUTSIDE

Secure, covered car parking. Private decked balcony accessed off the living room and both bedrooms with fabulous views towards Harland and Wolff, Stormont, Scrabo Tower, South and East Belfast.



Neil Farrell
Senior Mortgage and Protection Adviser

Ashwood House Riverside Office Park, Newforge Lane,
Belfast, BT9 5NF
T: 02890 662187 m: 07934 799202
E: neil.farrell@mab.org.uk
W: mortgageadvicebureau.com/belfast

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

Rates (April to March): £1,217.30

Service Charge Approx: £1430 p/a

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

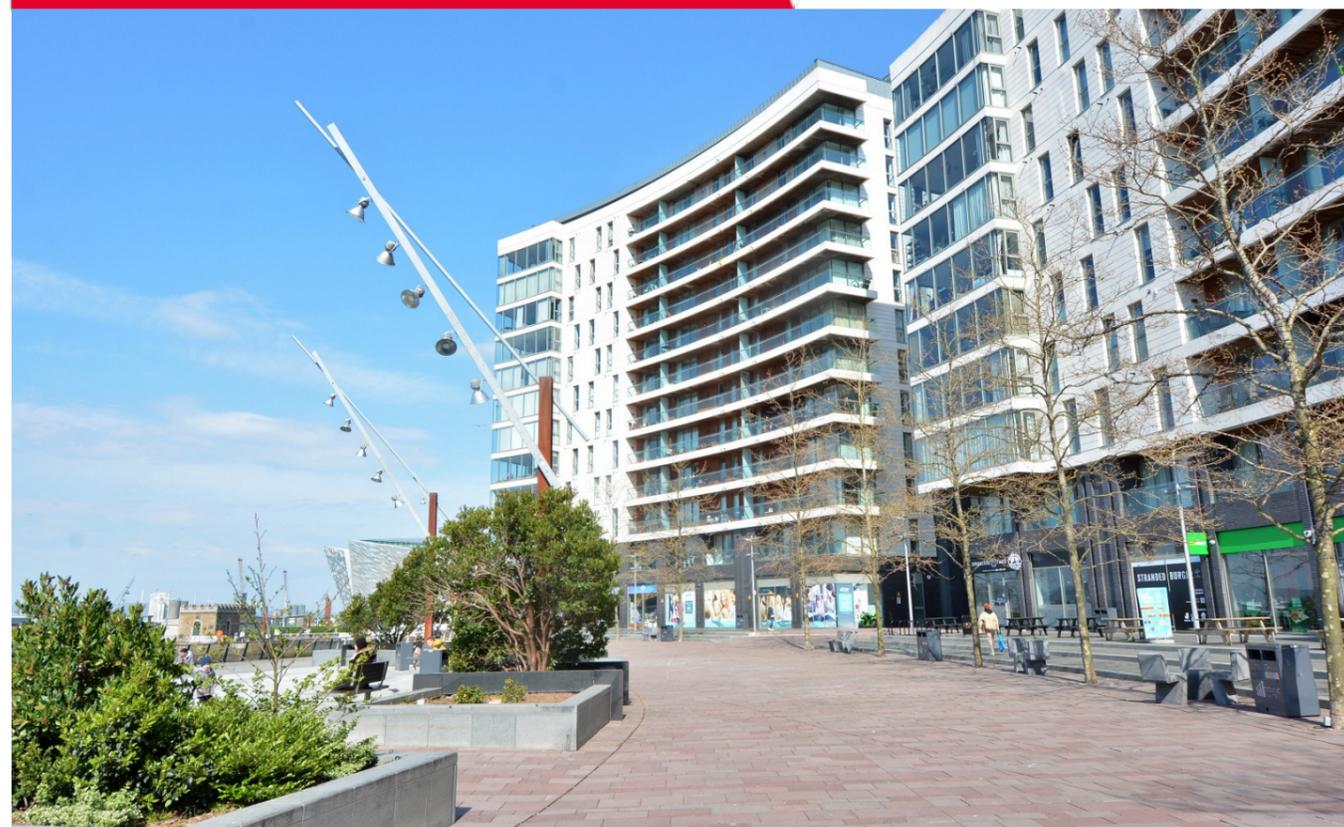
Pinpoint Offices
Marlborough House, 348 Lisburn Road, Belfast, BT9
6GH 188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint
028 9068 2777
sales@pinpointproperty.com
pinpointproperty.com



Offers Around:
£260,000

Viewing: By appointment through agent



**5.49 The Arc
Titanic Quarter
Belfast
BT3 9FE**

028 9068 2777

sales@pinpointproperty.com
www.pinpointproperty.com

- Stunning 9th floor apartment with spectacular panoramic views over Belfast
- Bright and airy living/dining room with access to extensive balcony
- Contemporary kitchen with luxury units and integrated appliances
- Two double bedrooms, each with access to the balcony and principal with en suite
- Utility cupboard with gas boiler and plumbed for washing machine
- Bathroom with modern suite and feature tiling
- Secure, covered basement car parking, lift and stairs access
- Mains gas central heating, double glazing and high level of insulation throughout
- NB, the Management Company are organising an EWS1 form but until it is completed the property is only suitable to cash buyers.



2



1



2



Balcony



YES

About The Property:

Next to Belfast Marina and boasting a magnificent aspect towards Harland and Wolff this fabulous apartment is therefore most convenient to a broad range of amenities with the City Centre only a short stroll across the Lagan Weir Footbridge to the Big Fish.

The accommodation briefly comprises a generous living room open plan to luxury kitchen with integrated appliances and dining area. Both bedrooms are doubles with the principal featuring an en suite shower room to compliment the main bathroom. Furthermore there is secure, covered car parking and of special note is the extensive balcony spanning the breadth of the apartment with delightful outlook towards the everchanging skyline.

Superbly presented we recommend an internal viewing at your earliest opportunity.

NB, the Management Company are organising an EWS1 form but until it is completed the property is only suitable to cash buyers.

ENTRANCE

Communal entrance with intercom. Lift and staircase to ninth floor

KITCHEN OPEN PLAN TO LIVING AND DINING ROOM

6.4m (21') x 4.32m (14'2)

Contemporary kitchen with excellent range of high and low level units, work surfaces, integrated stainless steel oven and hob, integrated microwave, dishwasher, fridge freezer. Porcelain tiled floor to kitchen area, wood effect flooring to living area with sliding patio door to extensive balcony

UTILITY CUPBOARD

Plumbed for washing machine, gas boiler



BEDROOM 1

4.37m (14'4) x 3.86m (12'8)

Sliding patio door to extensive balcony

EN SUITE SHOWER ROOM

2.39m (7'10) x 2.01m (6'7)

White suite comprising Shower cubicle wash hand basin in vanity unit, low flush WC, porcelain tiled floor, part tiled walls, recessed spotlights and extractor fan

BEDROOM 2

3.51m (11'6) x 2.82m (9'3)

Sliding patio door to extensive balcony

BATHROOM

2.59m (8'6) x 1.96m (6'5)

Modern suite comprising panelled bath, low flush WC, wash hand basin in vanity unit, heated towel rail, recessed spotlights and extractor fan