

**RODGERS
&
BROWNE**

Apt 604 Obel Tower, 62 Donegall Quay
Belfast, BT1 3NG



offers around £169,950



The Agent's Perspective...

"A superb opportunity to purchase a sixth floor apartment within Ireland's tallest building.

The property is ideally located within Belfast City Centre and will appeal to either an investor or those looking for a city centre base"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

THE FACTS YOU NEED TO KNOW...

Well appointed sixth floor apartment within Ireland's tallest building

An ideal investment with a current rental income of £750 per month

Living room opening to kitchen with views over the Lagan Weir towards Belfast City Centre

Modern walnut effect kitchen units with integrated appliances including under oven, four ring hob, dishwasher and fridge freezer

Two bedrooms

Bathroom with white suite

Programmable electric heating

Lift access to all floors

Secure private parking for one car

Only minutes to Belfast City Centre and an ease of access to main arterial routes



Communal entrance hall



Living room open to kitchen



Kitchen



Bedroom one



Bathroom



View from the living room

The Property Comprises...

GROUND FLOOR

Communal doors to:

COMMUNAL ENTRANCE HALL

With Concierge. Lift access to all apartments.

Sixth Floor

Solid door to:

APARTMENT 604

ENTRANCE HALL

Storeroom, Pressurised hot water tank. Plumbed for washing machine.

LIVING ROOM OPEN TO KITCHEN

19' 7" x 16' 8" (at widest points) (5.97m x 5.08m)

Views over the Lagan Weir to Belfast. Kitchen with extensive range of high and low level walnut effect units, laminate worktops, four ring ceramic hob with stainless steel extractor above, single drainer stainless steel sink unit with mixer tap, integrated fridge freezer and dishwasher, stainless steel under oven, part tiled walls, low voltage lighting.

BEDROOM (1)

13' 10" x 7' 10" (at widest points) (4.22m x 2.39m)

BEDROOM (2)

15' 0" x 6' 10" (at widest points) (4.57m x 2.08m)

BATHROOM

6' 9" x 6' 4" (2.06m x 1.93m)

White suite comprising panelled bath with thermostatically controlled shower over, glass shower screen, pedestal wash hand basin with mixer tap, ceramic tiled floor, part tiled walls, chrome electric heated towel rail.

Outside

Private covered car parking space for one car.

LOCATION

Travelling along Victoria Street passing the Albert Clock keep right onto Albert Square then second left onto Donegall Quay, Obel Building is straight ahead of you.

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | 72 | 74 |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| <i>Not energy efficient - higher running costs</i> | | |

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold. Ground rent is £100 per annum

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is approximately £842.08 per annum

MANAGEMENT CONTRIBUTION: The current charge to 30th April 2024 is £1,833.40 relating to maintenance of the common areas, lift, lighting, window cleaning, car park etc. The current buildings insurance to 31st December 2024 is £257.88

VIEWING

By appointment with **RODGERS & BROWNE**.

RODGERS & BROWNE

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028 9042 1414

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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

FLOORPLAN



EXPERIENCE | EXPERTISE | RESULTS