

RODGERS & BROWNE



14-01 Obel Tower, 62 Donegall Quay
Belfast, BT1 3NH

offers around £145,000



THE AGENTS PERSPECTIVE...

Modern apartment within Ireland's tallest building and being on the 14th floor takes full advantage of the stunning vista of Belfast City Centre which offers ever changing views both day and night.

Internally the property has been well maintained and offers that ideal lock and leave, investment property or your first home.

City Centre living at its best.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



THE FACTS YOU NEED TO KNOW...

Beautiful 14th floor apartment with
stunning views towards Belfast City Centre
and the Lagan

Bright and deceptively spacious

Open plan living room and casual dining
with a dual aspect

Walnut effect kitchen with integrated
appliances including dishwasher, fridge
freezer, oven, hob and extractor fan

Double bedroom

White suite bathroom

Utility cupboard

Secure private parking for one car

Programable electric heating

Only minutes from Belfast City Centre and
arterial routes leading both North and
South



Living room with stunning views



Kitchen



Living area



Living open to dining and kitchen

The Property Comprises...

GROUND FLOOR

Security entry system to:

COMMUNAL ENTRANCE HALL

With reception and lift access to all floors.

FLOOR 14

Solid door to:

ENTRANCE HALL

UTILITY CUPBOARD

Plumbed for washing machine, hot water tank.

LIVING ROOM OPEN TO CASUAL DINING AREA

15' 10" x 14' 1" (at widest point) (4.83m x 4.29m)

Low voltage lighting. Stunning views of Belfast City Centre towards the City Hall and Black Mountain. Study area. Open plan to:



Bathroom

KITCHEN

8’ 7” x 7’ 6” (2.62m x 2.29m)
Modern kitchen finished in walnut effect units, laminate worktops, four ring hob and oven below, stainless steel extractor above, integrated dishwasher and fridge freezer, single drainer sink unit with mixer taps, ceramic tiled floor, part tiled walls, low voltage lighting.

BEDROOM (1)

11’ 3” x 10’ 9” (3.43m x 3.28m)
Views towards Belfast City Centre.

BATHROOM

6’ 11” x 6’ 3” (2.11m x 1.91m)
White suite comprising panelled bath with mixers taps and thermostatically controlled telephone shower above, low flush wc, pedestal wash hand basin with mixer taps, ceramic tiled floor, part tiled walls, chrome electric towel radiator.



Bedroom



Bedroom



Views to the City Centre



Views of Cavehill and the North of the City

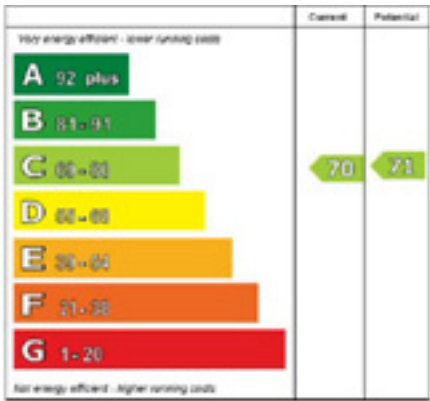
Additional Information

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 rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



TENURE

LEASEHOLD.

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 2021 /2022 is approximately £1067.00 per annum

MANAGEMENT CONTRIBUTION:

The current charge to 30th April 2022 is £1487.10 relating to maintenance of the common areas, lift, lighting, window cleaning, car park etc. The current buildings insurance to 31st December 2022 is £257.88

VIEWING

By appointment with **RODGERS & BROWNE**.

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.



Ground Floor

Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 47.5 sq. metres (511.8 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

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&
BROWNE**

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Sold
028 9042 1414

**Sales
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Holywood, BT18 9AE
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F (028) 9042 1400

info@rogersandbrowne.co.uk

rogersandbrowne.co.uk



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.

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