



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstonclements.com](mailto:info@fetherstonclements.com)  
Web: [www.fetherstonclements.com](http://www.fetherstonclements.com)

**2 Greggs Quay**

Bridge End  
BT5 4GQ

**Offers Over £260,000**



## 2 GREGGS QUAY, BRIDGE END, BT5 4GQ

- 1st Floor Apartment in an Extremely Convenient Location
- Generous Open Plan Lounge with Dining Area
- Open Plan Fitted Kitchen with Range of Appliances
- 2 Bedrooms Including Master with Ensuite Shower Room
- Bathroom with White Suite
- Well Presented Throughout
- Gas Central Heating/Double Glazed Windows
- Secure Allocated Parking Space
- Access to Idyllic Walkway Along River Lagan to Belfast City Centre
- Ideal for Investors or Owner Occupiers



### Property Description

This extremely well presented 1st floor apartment is situated within a modern apartment development in a prime location in Belfast City Centre.

The property offers bright accommodation with a generous lounge with dining area open plan to kitchen and 2 bedrooms, including master with ensuite shower room.

In addition the property benefits from allocated, secure parking and a covered, sheltered balcony sitting area with river views.

Within a few minutes walk of Belfast City centre this property is ideal for investors or owner occupiers and viewing is highly recommended





## Property Comprises

Secure communal front door. Stairs and lift to..

## 1ST FLOOR

Communal landing, front door to..

## ENTRANCE PORCH

Solid wood flooring

## ENTRANCE HALL

Solid wood floor, storage cupboard

## GENEROUS LOUNGE OPEN PLAN TO DINING AREA 36' 10" x 24' 0" (11.23m x 7.32m) (overall at widest points to include kitchen area)

Solid wood flooring, glazed door to sheltered balcony sitting area with river views, 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, 4 ring gas hob with electric oven under, integrated fridge freezer, plumbed for washing machine, plumbed for dish washer, part tiled walls, concealed gas fired boiler, feature window with river views







**BEDROOM 13' 5" x 13' 5" (4.09m x 4.09m)**

Feature window with river views

**ENSUITE**

White suite comprising pedestal wash hand basin with splash tiling, low flush wc, fully tiled shower cubicle, tiled floor, extractor fan

**BEDROOM 15' 3" x 14' 4" (4.65m x 4.37m) (at widest points)**

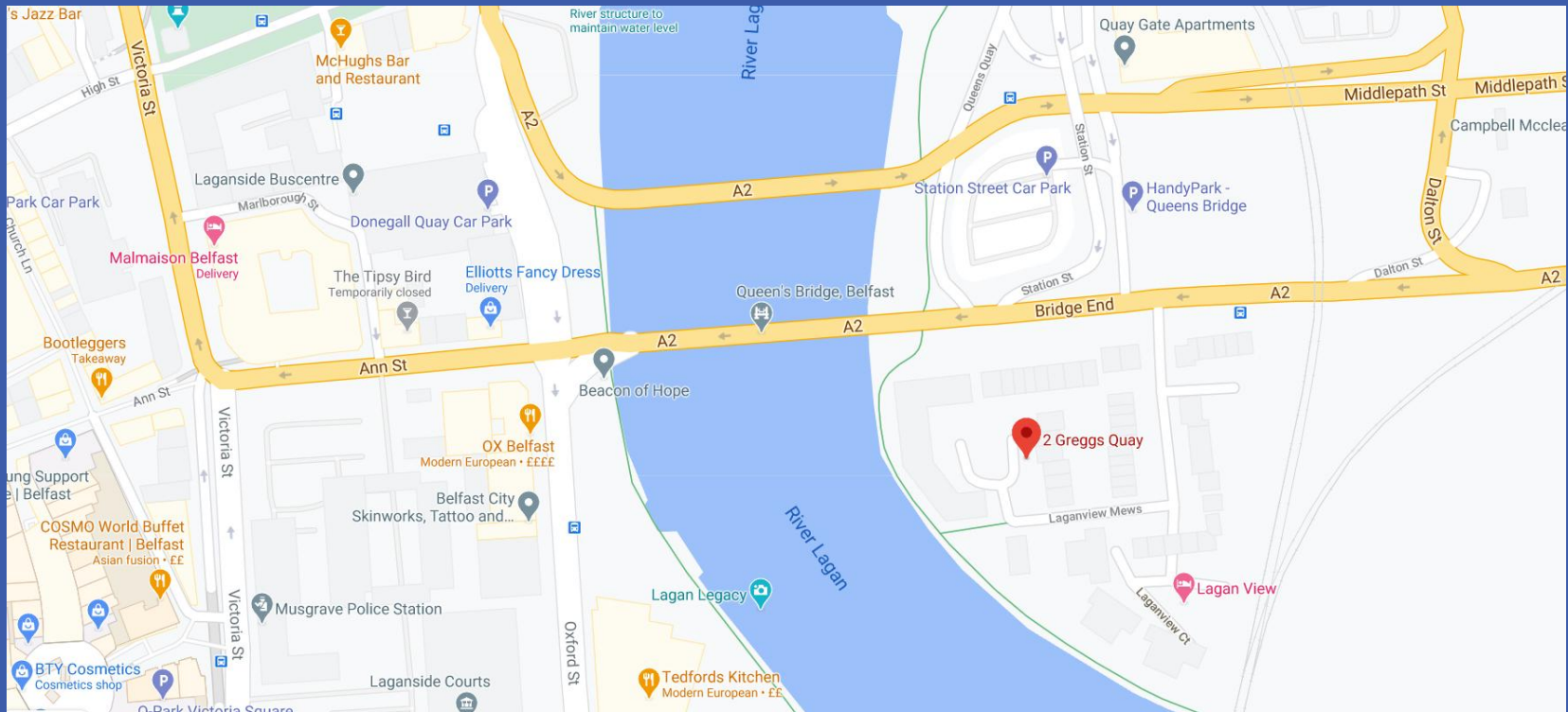
**BATHROOM**

White suite comprising panelled bath with mixer tap and shower attachment, low flush wc, pedestal wash hand basin with splash tiling, tiled floor, part tiled walls

**OUTSIDE**

Balcony sitting area with river views. Secure remote controlled entrance gates leading to allocated car parking space





**Directions:**

Approaching Belfast on Bridge End, turn left in to Rotterdam Street just before Queens Bridge which leads in to Greggs Quay

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



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.