



**Fetherston  
Clements**

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**12-02 The Obel**

62 Donegall Quay  
BT1 3NH

**Offers Over £125,000**

## 12-02 THE OBEL, 62 DONEGALL QUAY, BT1 3NH

- 1st Floor Apartment in an Extremely Convenient Location
- Bright Lounge with Delightful Views
- Open Plan Fitted Kitchen with Range of Appliances
- Double Bedroom
- Bathroom with White Suite
- Electric Heating/Double Glazed Windows
- Well Presented Throughout/Excellent Investment Opportunity
- Secure Allocated Parking Space/Additional Visitor Parking
- Convenient to a Range of City Centre Amenities
- Ideal for Investors or Owner Occupiers



### Property Description

This well presented apartment is situated on the 12th floor within a modern development in a prime location in Belfast City Centre. The property offers bright accommodation with a lounge open plan to kitchen and a double bedroom.

In addition the property benefits from allocated, secure parking.

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 to communal entrance foyer. Stairs and lift to..

### 12 FLOOR

Communal landing, front door to..

### ENTRANCE HALL

Laminate wood effect floor, utility storage cupboard with plumbing for washing machine

### LOUNGE WITH DINING AREA 22' 7" x 11' 0" (6.88m x 3.35m) (at widest points to include kitchen)

Laminate wood effect floor, low voltage spots

### KITCHEN

Range of high and low level units, work surfaces, Blanco 1.5 bowl single drainer stainless steel sink unit with mixer tap, Gorenje 4 ring hob with extractor fan over and electric oven under, integrated dishwasher, integrated fridge freezer, part tiled walls





**BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m)**

**BATHROOM**

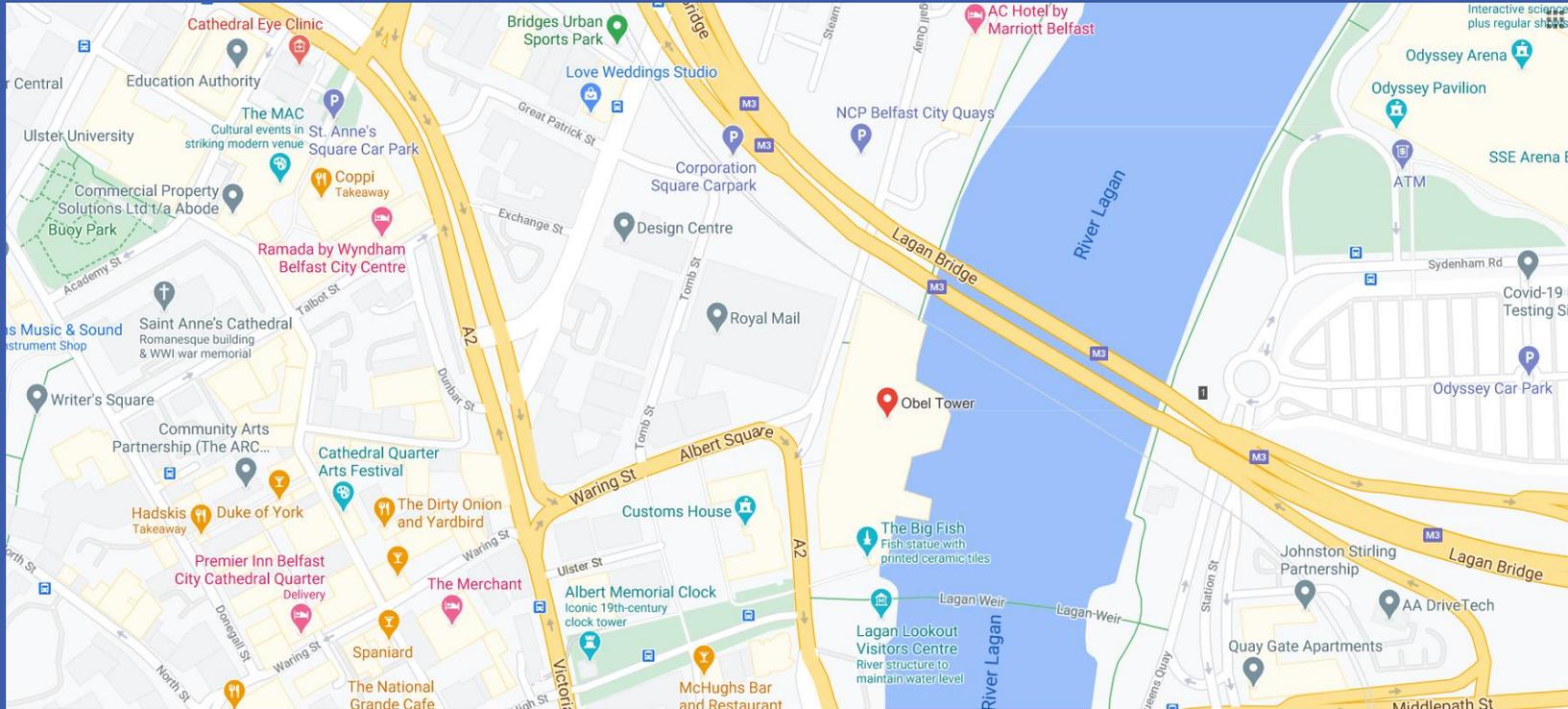
White suite comprising tiled panelled bath with mixer tap and shower attachment, wc, pedestal wash hand basin, part tiled walls, tiled floor, chrome heated towel rail, low voltage spots

**OUTSIDE**

Electric entrance gates leading to secure, allocated basement car parking







**Directions:**

Please see map above.



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