



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)

**13-06 Obel, 62 Donegall Quay**

**Belfast  
BT1 3NH**

**Offers In Region Of £189,950**

## 13-06 OBEL, 62 DONEGALL QUAY, BT1 3NH

- Two Bedroom Apartment Within Exclusive City Centre Development
- Excellent Views Of Belfast And The River Lagan
- Bright Spacious Living / Dining Room
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Bathroom With Contemporary White Suite
- Utility And Storage Cupboard
- Double Glazed Throughout & Electric Heating
- Secure Underground Car Parking Space
- High Standard Of Décor Throughout



### Property Description

This magnificent apartment is centrally located in Belfast in the iconic Obel tower, which is visible throughout the City from its site on the banks of the River Lagan, offering exceptional views of the City centre and Belfast Lough.

The Obel is at the forefront of Belfast's renaissance, having reshaped the City's skyline as the tallest building in Ireland. It represents the pinnacle of City centre living and the ideal home for young professionals. It would also be an attractive investment opportunity given the high levels of rent achievable in the building.

Located adjacent to the vibrant Cathedral Quarter there are a wide range of high-calibre restaurants and bars close by and the popular concert venue Custom House Square is in close proximity. With award-winning restaurants such as Ox and Tedfords nearby, the area has established itself as the gastronomic heart of the City.

The apartment itself has an easterly facing aspect and panoramic views sweeping from north to south. There are un-interrupted views up Belfast Lough panning to Scrabo Tower and down Lagan Valley towards Lisburn and beyond.

The current owners of the apartment have taken the already high specification of the building and enhanced this further by updating a number of finishes.

We highly recommend arranging an internal inspection to see all this superb apartment has to offer.







## Property Comprises

### COMMUNAL ENTRANCE LOBBY

Lift and stairs to...

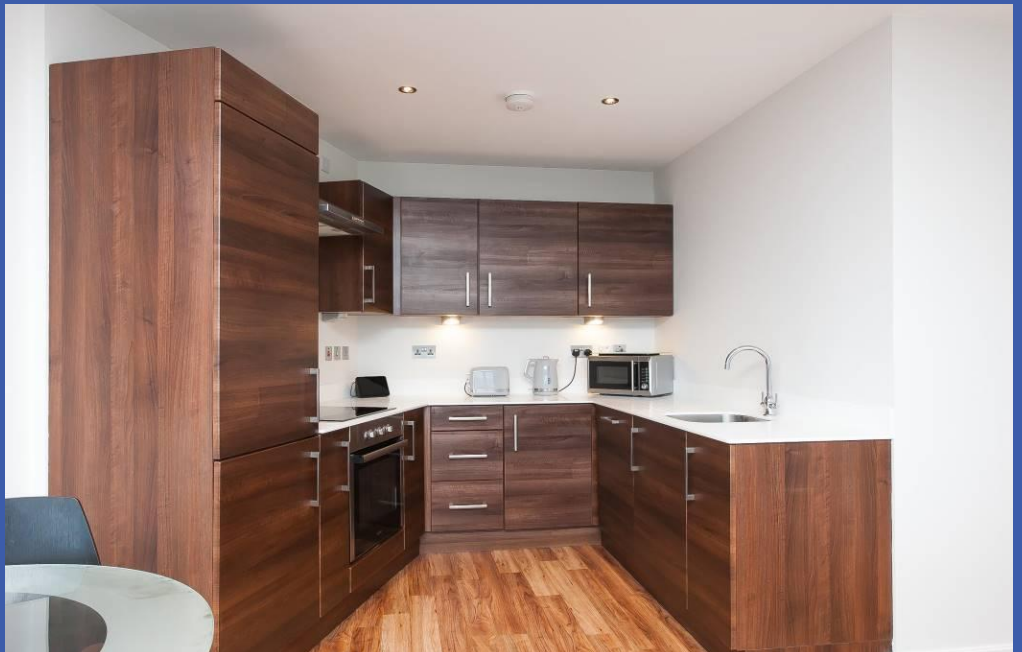
### ENTRANCE HALL

### UTILITY CUPBOARD/STORE

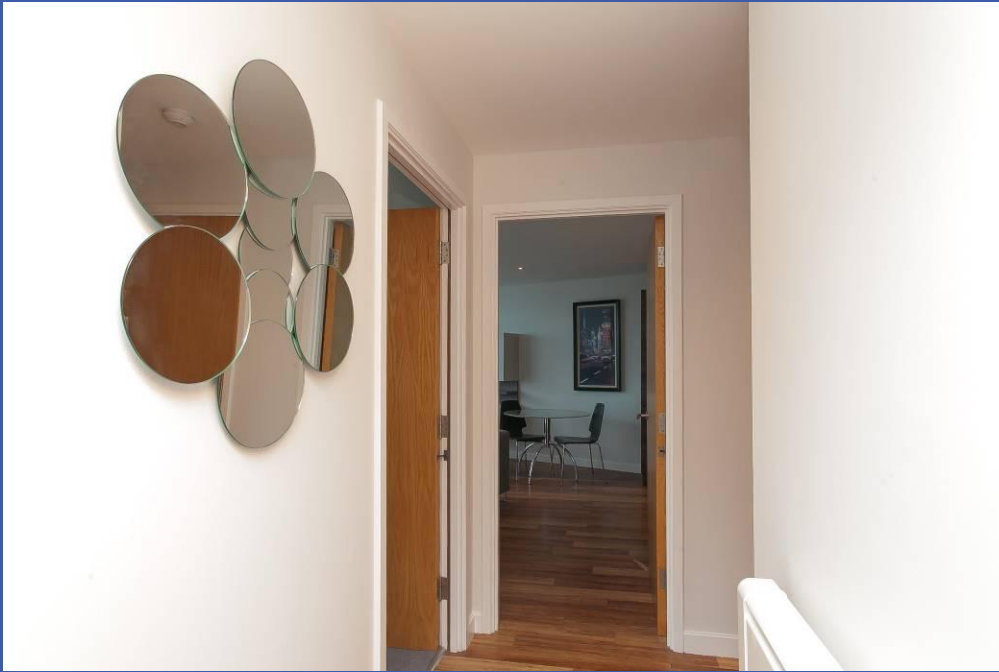
Plumbed for washing machine, hot water storage tank

### OPEN PLAN LIVING/KITCHEN/DINING AREA

Range of fitted high and low level units with contemporary worksurfaces and matching splashback, stainless steel sink unit with mixer taps, four ring electric hob, stainless steel under oven and extractor canopy, integrated fridge/freezer, integrated dishwasher, recessed low voltage spotlights.







**BEDROOM**



### EN-SUITE

Modern white suite comprising of an enclosed shower cubicle, low flush wc with concealed cistern, pedestal wash hand basin, tiled floor, part tiled walls, stainless steel towel radiator, recessed low voltage spotlights.

### BEDROOM

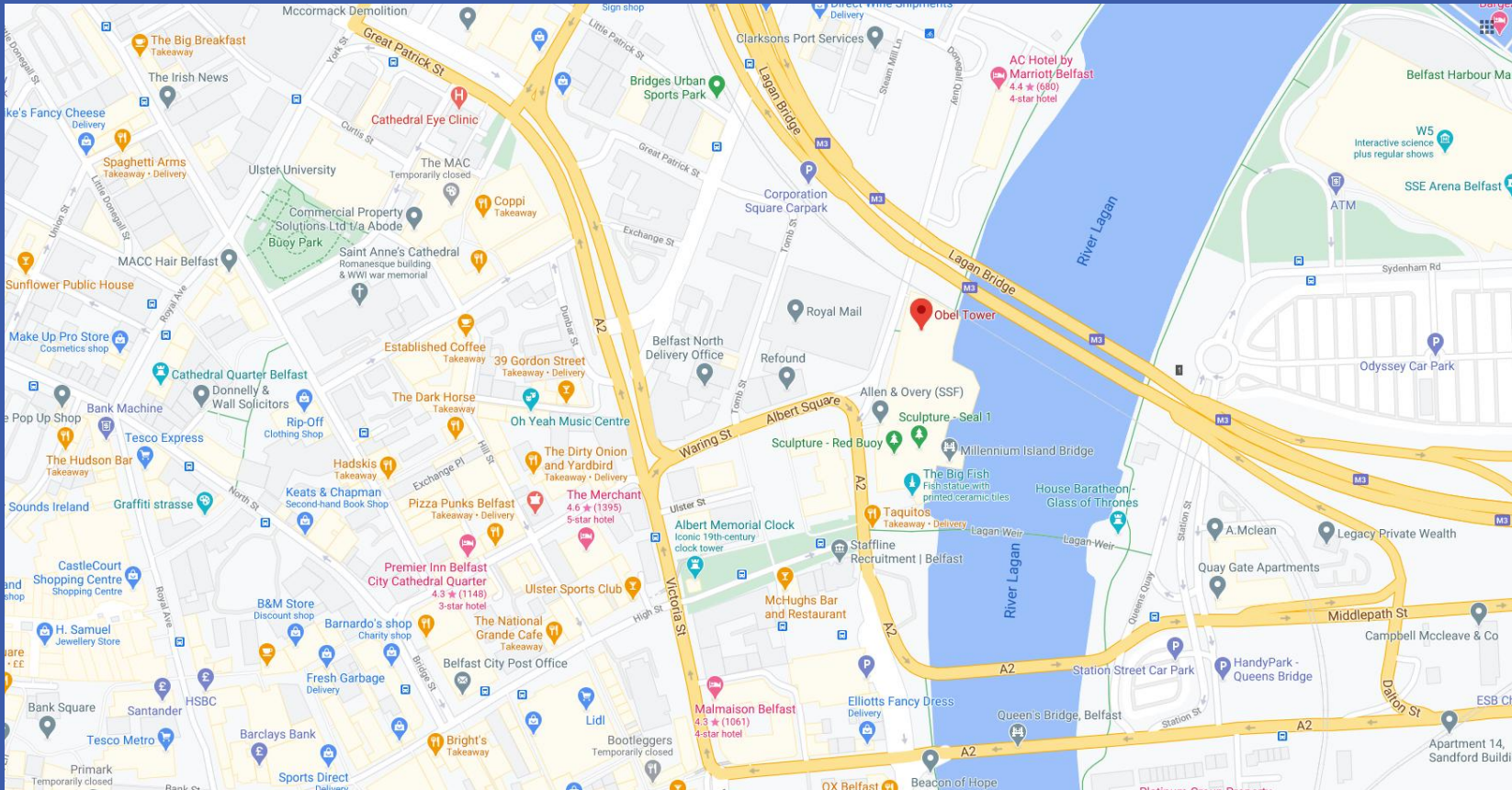




## BATHROOM

Modern white suite comprising of a panelled bath with hand shower, low flush wc with concealed cistern, pedestal wash hand basin, tiled floor, part tiled walls, stainless steel towel radiator, recessed low voltage spotlights.





**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give 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 occupation, 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.