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10 Millenium Court

Dublin Road
BT2 7JQ

Offers In Region Of £695,000

10 MILLENIUM COURT, BELFAST CITY CENTRE, BT2 7JQ

- **Magnificent Penthouse Property Extending To Over 2,000 Sq Ft**
- **Wrap Around Balcony/Terrace**
- **Three Bedrooms**
- **Stunning Open Plan Living / Dining / Kitchen Area**
- **Siematic Fitted Kitchen With Range Of Integrated Gaggenau Appliances**
- **Deluxe Bathroom / Master Ensuite / Utility Room & Plant Room**
- **Spa Area With Sauna And Shower**
- **Exceptionally High Standard Of Décor Throughout Including Extensive Bespoke Cherrywood Panelling**
- **Gas Fired Central Heating With Supplemental Heat Recovery System**
- **Secure Gated Car Parking With Two Car Parking Spaces**

This magnificent penthouse apartment is without question one of the finest in the City. The development itself is superbly located close to all the amenities of the City centre, whilst also ideally positioned to allow easy access to South Belfast.

Accessed securely via the lift, the penthouse floor can only be reached by entering a secure pin code. The result of which is a highly secure, private and quiet property nestled in the bustling surroundings of the City. There are a myriad of exceptional restaurants within walking distance, with shopping and all other amenities also in close proximity.

The standard of décor and careful consideration of each finish in the property are sure to impress any potential purchaser. The apartment extends to c. 2,000 Sq. Ft. with an additional wrap around terrace/balcony. On the ground floor are two secure gated car parking spaces with power supply for electronic car charging. Internally there are numerous recessed wall mounted televisions and a sound system with roof mounted speakers creating a superb space for entertaining, or simply to relax in. You can only fully appreciate this on internal inspection.

The sale of this exceptional home offers an ideal opportunity to purchase a unique City centre home for a busy professional, an executive rental / investment or a high quality corporate residence for any institution.







Property Comprise s

COMMUNAL ENTRANCE LOBBY Tiled floor. Stairs and lift to...

5TH FLOOR PRIVATE LOBBY

ENTRANCE HALL Cherrywood wall panelling, Tiled floor, feature mirror and light, feature high level lighting. Door to...

RECEPTION HALL Cherrywood wall panelling, tiled floor, recessed low voltage spotlights, roof mounted speakers.

STORAGE CUPBOARD/PLANT ROOM

OPEN PLAN LIVING / DINING / KITCHEN 41' 10" x 28' 5" (12.75m x 8.66m) @ widest points Feature vaulted ceiling with Cherrywood panelling, recessed low voltage spotlights and feature lighting. Feature gas fire with Marble surround and Granite hearth. Wall mounted recessed television with "hidden" speakers. Tiled floor. Feature built in shelving. Patio doors leading to Balcony.

KITCHEN 'Siematic' fitted kitchen with a combination of stainless steel and stone worksurfaces and matching splashback and upstand. Feature glazed display cabinet. Feature ceiling level lighting with recessed low voltage spotlights. Stainless steel sink unit with drainer, mixer tap and Quooker boiling water tap. Integrated Gaggenau fridge/freezer with cold water and ice dispenser, integrated Gaggenau microwave, integrated Gaggenau oven, integrated Gaggenau dishwasher, integrated Gaggenau hob with 2 x induction rings and 3 x gas rings including wok burner, centrally mounted Gaggenau extractor fan. Wall mounted recessed television.





UTILITY ROOM 5' 7" x 4' 6" (1.7m x 1.37m) Range of fitted units with stone worksurfaces and splashback, stainless steel sink unit with mixer tap, tiled floor, plumbed for washing machine.

MASTER SUITE (INCLUDING BEDROOM 3)

INNER HALL Tiled floor, recessed low voltage spotlights, built in Cherrywood storage cupboards.

MASTER BEDROOM 18' 7" x 13' 0" (5.66m x 3.96m) @ widest floor Tiled floor, feature ceiling lighting, recessed low voltage spotlights. Patio doors to balcony...

BATHROOM Deluxe suite comprising of a sunken bath with hand shower and mixer tap, vanity wash hand basin with marble top, walk in shower cubicle with drencher head, low flush wc with concealed cistern, part tiled walls, part timber panelled walls with mirrored sections, recessed wall mounted television.

BEDROOM 3 / DRESSING ROOM 13' 6" x 8' 11" (4.12m x 2.72m) Range of built in fitted Cherrywood furniture including comms unit and a retractable double bed, tiled floor.

SAUNA SUITE Sauna with timber panelled wall and tiled floor, walk in shower cubicle with "Power Shower" and hand shower, tiled floor, roof mounted speaker.

PLANT ROOM Tiled floor, gas fired boiler.





BEDROOM 17' 2" x 11' 4" (5.23m x 3.45m) Tiled floor, wall mounted recessed television, feature roof lighting, recessed low voltage spotlights, roof mounted speakers, built in Cherrywood wardrobe.

ENSUITE Suite comprising of a shower cubicle with drencher head, wall mounted wash hand basin, feature mirror, stainless steel towel radiator, low flush wc with concealed cistern, tiled walls, tiled floor, recessed low voltage spotlights.

WRAP AROUND BALCONY/TERRACE Large balcony/terrace with composite decking, artificial grass area, glazed screening, artificial planting and shrubs, outdoor speakers and feature lighting.

CAR PARKING Secure ground floor car parking with 2 allocated spaces.

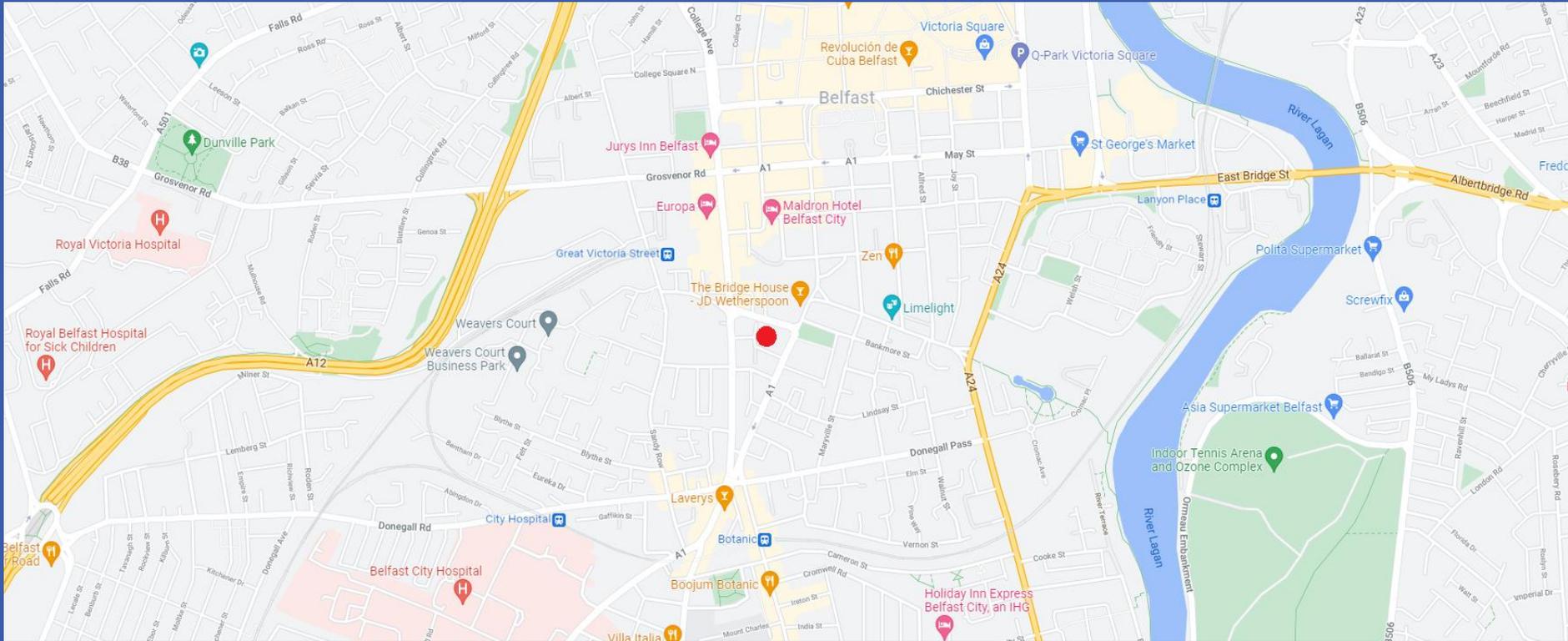








Apt 10, Millennium Court, Belfast



Directions:

Located between Great Victoria Street and Dublin Road. Millenium Court can be accessed from Downshire Place/ Harmony Street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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