



This impressive Belfast city centre apartment is ideally located only a short stroll from shops, restaurants and public transport links. The bright and spacious accommodation comprises of three bedrooms, master with ensuite, lounge and kitchen/dining area with access to a generous balcony. The sixth floor aspect enjoys fabulous views over both the Belfast Marina and the Black Mountains.

The property also benefits from a secure allocated parking space plus visitor parking. Viewing is highly recommended.

Offers Over
£195,000

Apt 55 Clarendon Quay,
2 Pilot Place,
BELFAST,
BT1 3AG

Viewing by
appointment
through agent
028 9066 3030



- Impressive Sixth Floor Apartment in Prime City Centre location
- Bright and airy lounge with views over Belfast Marina
- Kitchen open plan to dining area with access to generous balcony
- Three well-proportioned bedrooms, with built-in robes master with ensuite
- Bathroom with modern white suite
- Gas central heating/Double Glazing
- Secure allocated parking space plus visitor parking
- Close to shops, restaurants and public transport links

The Property Comprises:

Ground Floor

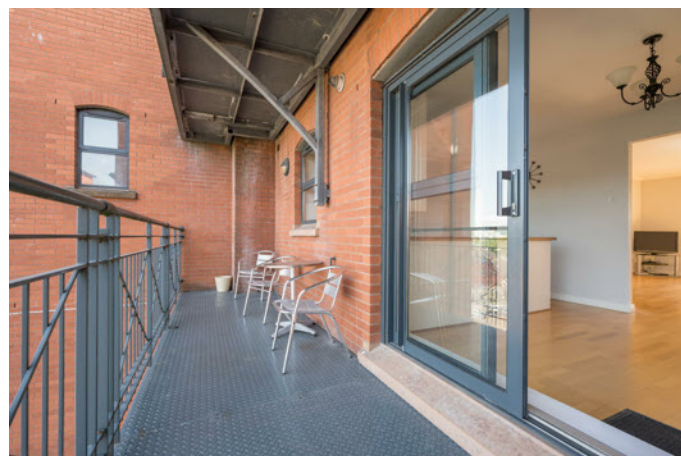
SECURE COMMUNAL ENTRANCE: Stairs and lift to . . .

Sixth Floor

Front door to . . .

ENTRANCE HALL: Tiled floor, intercom, storage cupboard, cloaks area.

LOUNGE: 17' 2" x 13' 2" (5.23m x 4.01m) Oak floor, patio door to faux balcony, cornice ceiling.



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Open plan to . . .

KITCHEN/DINING: Fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, integrated fridge freezer, integrated dishwasher, integrated electric oven and four ring electric hob, extractor fan, integrated washer/dryer, gas boiler cupboard, part tiled walls, tiled floor. Dining area with oak floor and access to balcony.



BEDROOM (1): 16' 4" x 10' 6" (4.98m x 3.2m) (including ensuite). Built-in mirrored Sliderobes, patio door to faux balcony.



ENSUITE SHOWER ROOM: Modern white suite comprising low flush wc, vanity sink unit, fully tiled shower cubicle, part tiled walls, tiled floor.



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BEDROOM (2): 12' 6" x 9' 0" (3.81m x 2.74m) Built-in mirrored Sliderobes.



BEDROOM (3): 12' 6" x 7' 8" (3.81m x 2.34m) (including robes). Built-in mirrored Sliderobes.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with mixer tap and telephone hand shower, part tiled walls, tiled floor.

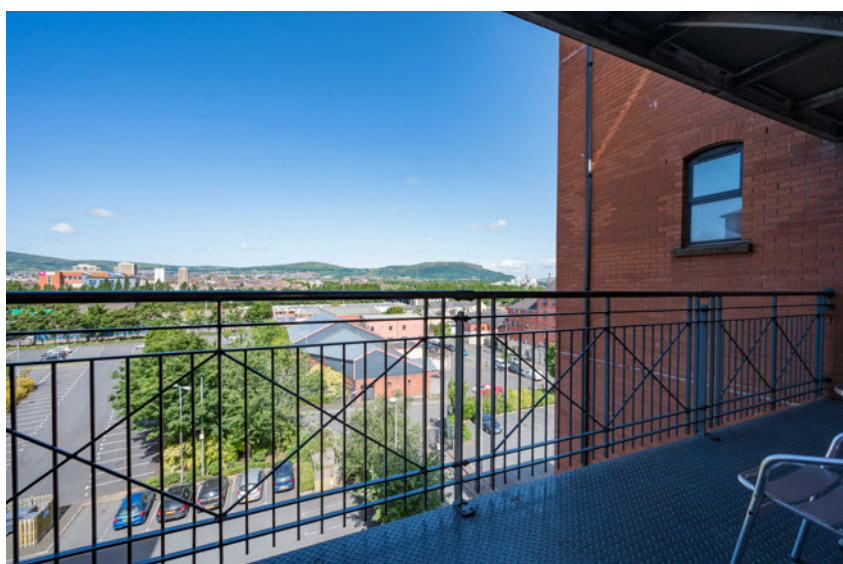


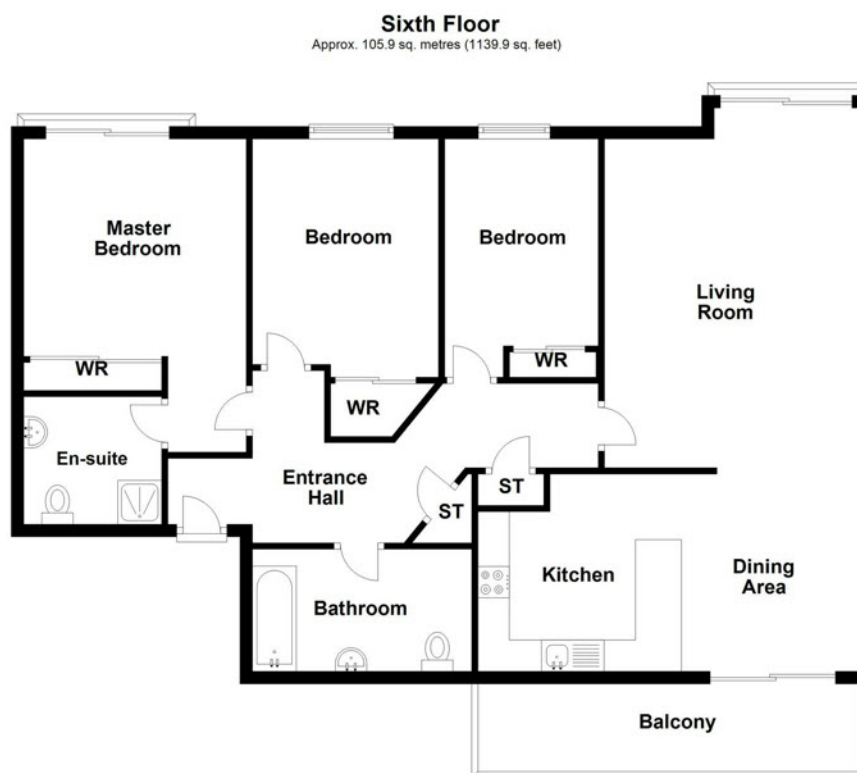
Outside

Allocated car parking space.

MANAGEMENT COMPANY: Flat Management

SERVICE CHARGE: £1,520 per annum





Total area: approx. 105.9 sq. metres (1139.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Location:

From York Street heading out of Belfast turn right under motorway and across Nelson Street via Dock Street to Pilot Street on right hand side.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com

Energy Rating

Epc Type: Domestic

Current: B82

Potential: B84

EPC Landmark Code: 0300-2760-1030-2229-8841

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

82 84

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