



Sizes And Dimensions Are Approximate. Actual May Vary.



A spacious, well presented fourth floor, apartment in a popular residential development with secure car parking. The property is in a convenient location for those seeking access to the city centre and the motorway network. There are a host of amenities to avail of with the Cathedral Quarter a small walk away with cafes, bars, restaurants and shopping facilities close by.

With lift and stairs access from the ground floor level this fourth-floor apartment offers bright and well-proportioned accommodation. The property comprises; entrance hall with good sized cloaks cupboard, good sized lounge, separate modern fitted kitchen. There are two double bedrooms and a modern bathroom. The property benefits from gas heating and double glazed windows. The property should appeal to owner occupiers or investors.

Offers Over
£169,500

Apt 34 Clarendon Quay,
2 Pilot Place,
BELFAST,
BT1 3AG

Viewing by
appointment with
& through agent
028 9066 3030



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



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Apt 34 Clarendon Quay,
2 Pilot Place,
BELFAST, BT1 3AG

Property Features

- Well Presented, Fourth Floor Two Bedroom Apartment with Secure Parking
- Stair and Lift Access to the Fourth Floor
- Entrance Hall with Good Sized Cloaks Cupboard
- Lounge
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Double Bedrooms
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Convenient Location Close to Many Local Amenities in the City Centre Including; Shops, Cafes, Bars and Restaurants
- Ideal for Owner Occupiers or Investors

Location:

Coming off the Westlink take the sign for Stena and Seacat, Yorkgate Shopping Centre will be on left. Turn right following signs for Docks and Corporation Street. Prior to entrance to Stena turn right into Short Street, at end of street turn left onto Pilot Street then right into Clarendon Quay development

Property Comprises

Ground Floor

Communal stairs and lift to . . .

Fourth Floor

Hardwood front door to . . .

ENTRANCE HALL: Laminate wood effect floor, cloaks storage.

MODERN FITTED KITCHEN WITH CASUAL BREAKFAST AREA: 12' 10" x 6' 11" (3.91m x 2.11m) Range of marble effect high and low level units, work surfaces, single drainer stainless steel sink unit, integrated fridge freezer, integrated oven, four ring gas hob with extractor fanover, integrated washer dryer, gas fired boiler, part tiled walls, ceramic tiled floor.

LOUNGE: 15' 10" x 12' 8" (4.83m x 3.86m) (at widest points). Laminate wood effect floor.

BEDROOM (1): 12' 8" x 11' 8" (3.86m x 3.56m) Range of built-in wardrobes.

BEDROOM (2): 13' 2" x 8' 4" (4.01m x 2.54m)

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan.

Outside

One car parking space and visitor parking.

Management company

Flat management Services Limited.

Service Charge

£290.77 per quarter.

