



## Apt 26, 17 Queens Square, Belfast, BT1 3FF

**Price Guide £150,000**

Located in Belfast City Centre, we are pleased to offer for sale this excellent one bedroom apartment, in the stylish Queens Square development. Situated on the 5th floor, the accommodation is well presented throughout and comprises open plan kitchen / living, good sized bedroom and bathroom suite. Gas fired central heating and PVC double glazed windows are both in place. A further benefits includes a secure car parking space. The apartment is within walking distance to all of the city centre's amenities including the bustling Cathedral Quarter and the Odyssey Arena. It is also moments from Lanyon Place Train Station and offers easy access to the motorway network.

- Well Presented 5th Floor Apartment In City Centre Location
- Open Plan Kitchen / Living With Access To Juliette Balcony
- Gas Fired Central Heating / PVC Double Glazed
- Close To All City Centre Amenities & Excellent Transport Links Including Lanyon Place Train Station
- Excellent Investment Return
- One Spacious Bedroom
- Bathroom Suite / Storage Off Hallway
- Allocated Car Parking Space
- Suitable For Investors, First Time Buyers Or Those Looking A City Centre Base
- Viewing Highly Recommended

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		79	82

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Secure entrance with lift & stair access to all floors.

### ON THE FIFTH FLOOR

#### ENTRANCE



Hardwood front door. Storage off hallway. Tiled flooring. Recessed spotlighting.

#### OPEN PLAN KITCHEN / LIVING 24'3" x 12'5" (7.4 x 3.8)



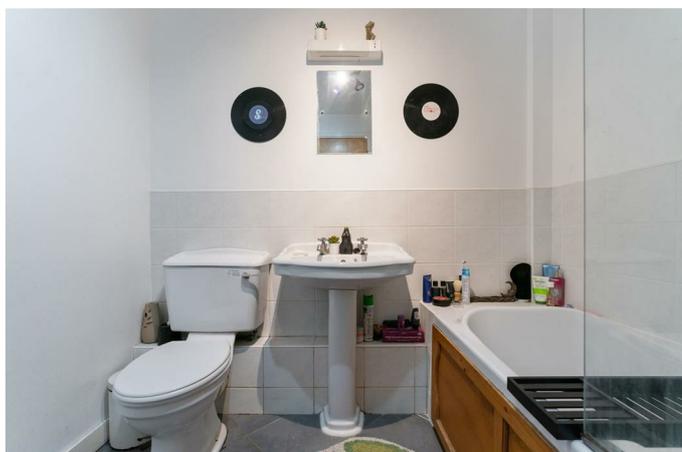
Excellent range of high and low level units, integrated fridge / freezer, integrated dishwasher, integrated oven / 4 ring gas hob & extractor fan, stainless steel sink unit with drainer & mixer tap, recessed spotlighting, tiled floor, access to Juliette balcony.



### BEDROOM 12'9" x 8'10" (3.9 x 2.7)



### BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, part tiled walls, tiled floor.

### VIEW



### OUTSIDE

Secure parking space accessed via electric gates.

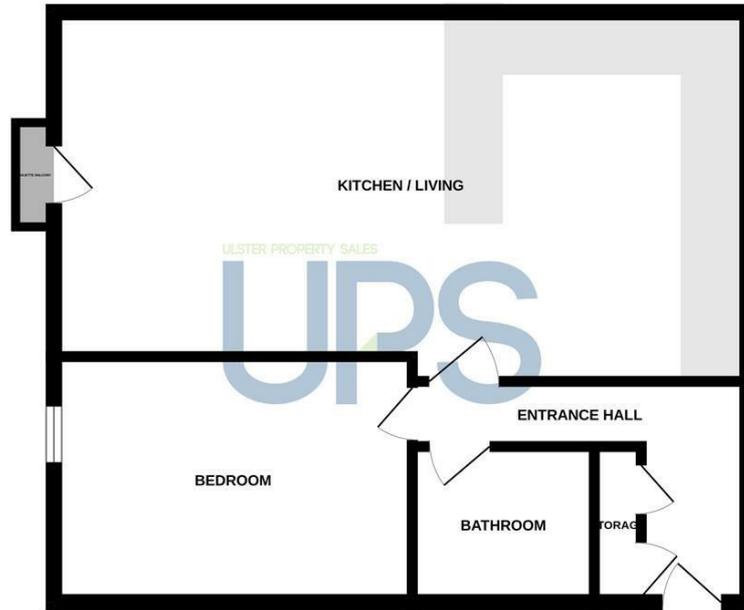
### MANAGEMENT FEE

£1440.00 per annum.

McGuinness Fleck

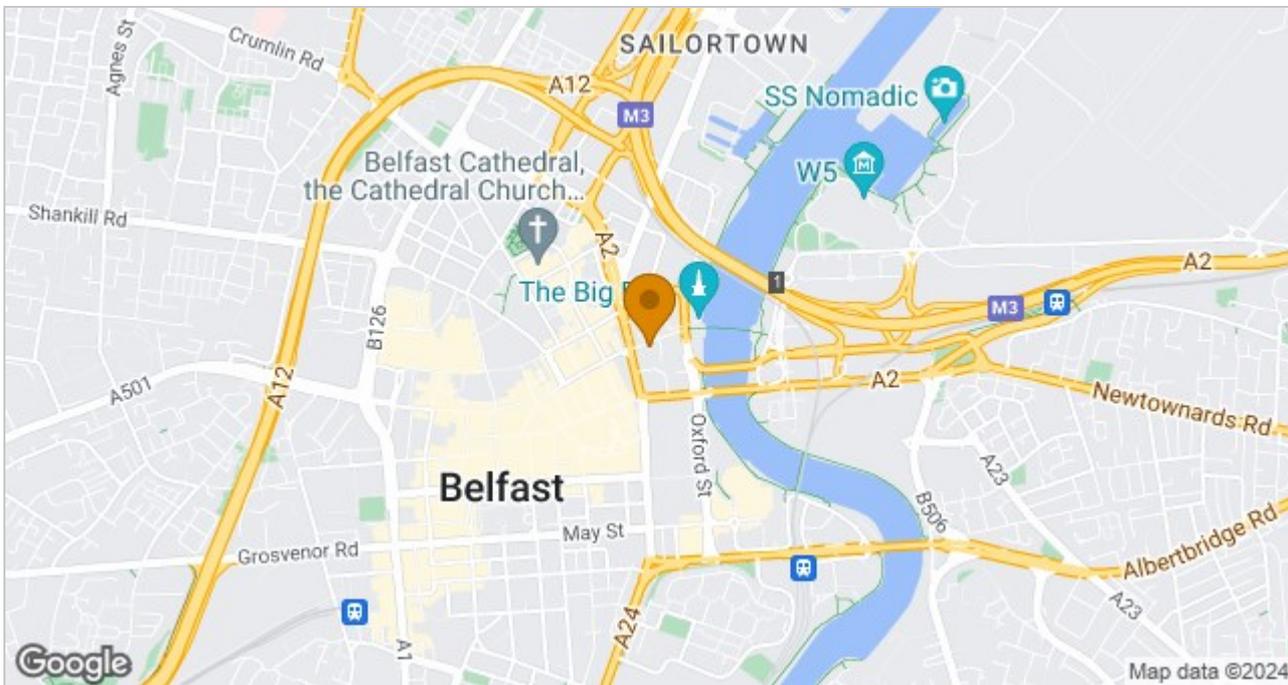
## Floor Plan

### FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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