



Apt 33 Custom House Apartments 2 Ulster Street, Belfast, BT1 3ES

Price Guide £200,000

We welcome for sale this well appointed fifth floor apartment located in Custom House Square in Belfast City Centre. The Custom House Residence Development sets the standard in apartment developments in Northern Ireland. The quality of design and finish has not been seen before and is unlikely to be repeated. The development has the ambience of an exclusive boutique hotel and can only be fully appreciated upon internal inspection. The accommodation comprises a generous bedroom with access to spacious balcony, a bright and spacious living / dining area open to a modern fitted kitchen with a range of integrated appliances and a contemporary shower room. Other benefits include video intercom system, gas fired central heating, double glazing throughout, bike store and a secure, bespoke ground floor lobby. With the high level of finish, this apartment will appeal to the first time buyer / investor. Early viewing is highly recommended.

- Beautifully Presented Fifth Floor City Centre Apartment
- Bright Open Plan Kitchen / Living / Dining
- Luxury Shower Room
- Well Appointed Entrance Lobby Finished To An Exceptional Standard
- Gas Fired Central Heating / PVC Double Glazing
- Spacious One Bedroom With Access To Good Sized Balcony
- Contemporary Kitchen With Range Of Integrated Appliances
- Storage Off Reception Hall Housing Washer / Dryer
- An Ideal Investment, First Time Buy Or City Centre Base
- Close To All The City Centre Amenities Including Shops, Restaurants, Cafes Along With Access To Major Transport Links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(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		81	81

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**



Beautifully presented communal lobby with custom made antique bronze post boxes.

ON THE FIFTH FLOOR

ENTRANCE HALL

Video intercom system. Storage cupboard plumbed for washing machine / dryer.

**OPEN PLAN KITCHEN / LIVING / DINING
18'4" x 15'1" (5.6 x 4.6)**



Solid wood floor to living area. Juliette balcony. Contemporary range of high and low level units, 1.5 stainless steel sink unit with drainer, 4 ring gas hob, electric oven, stainless steel extractor hood, integrated fridge / freezer, dishwasher. Ceramic tiled floor, recessed spot lighting.





BEDROOM ONE 15'1" x 8'2" (4.6 x 2.5)

Access to balcony.



SHOWER ROOM



Contemporary white suite comprising walk in shower, low flush W.C, wash hand basin. Heated towel rail. Ceramic tiled floor, recessed spot lighting.



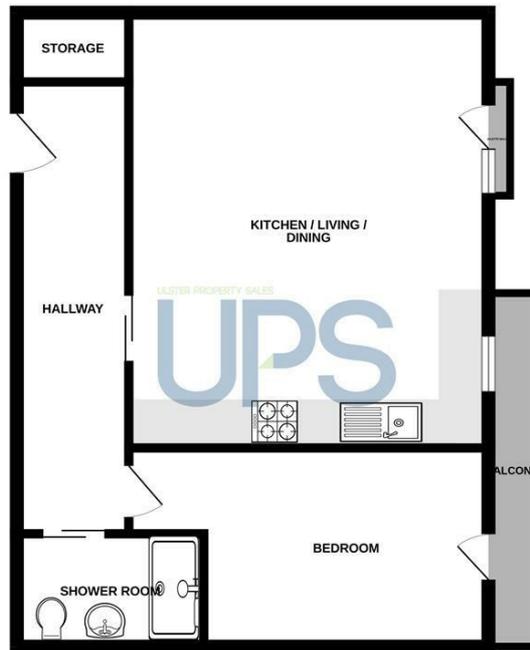
SERVICE CHARGE

CSM

£1538.00 per annum.

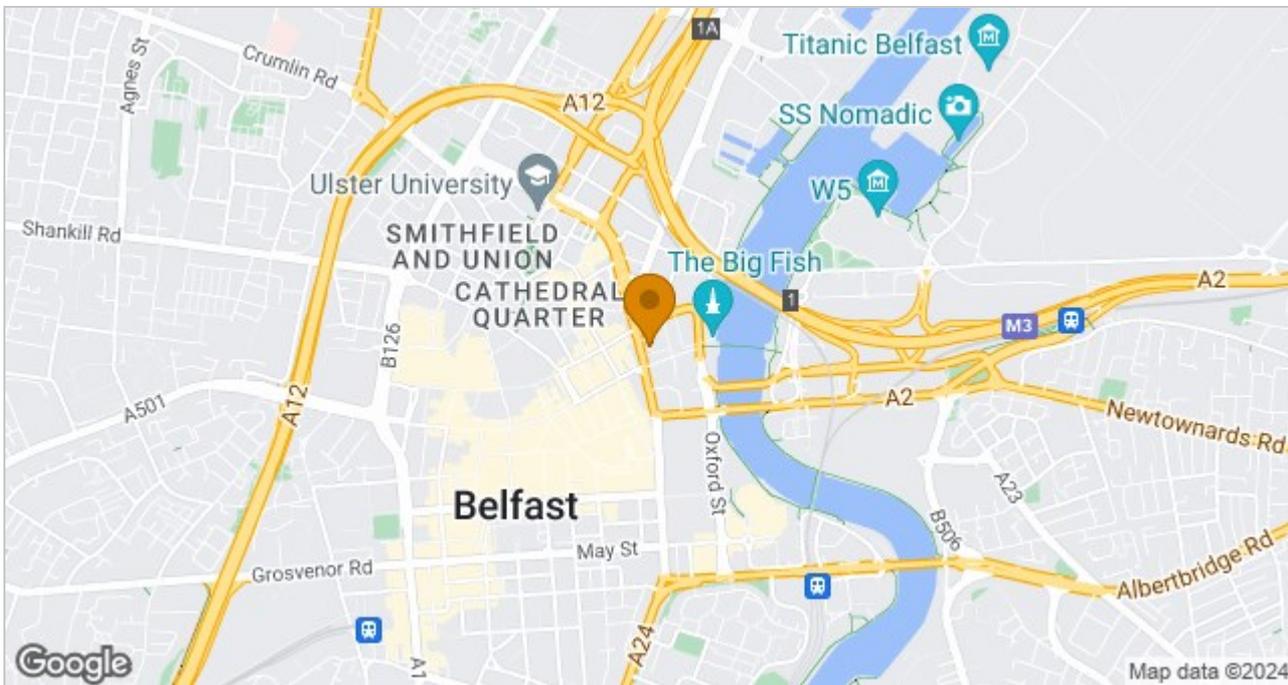
Floor Plan

FIFTH 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. Made with Mapbox ©2024

Area Map



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