



Apt 602 St Annes Square, 7 Edward Street, Belfast, BT1 2LL

Price Guide £320,000

This excellent penthouse apartment, extending to approx. 990 sq ft., is located in the much sought after Saint Anne's Square development in the heart of the Cathedral Quarter in Belfast City Centre. On the sixth floor, the apartment has been finished to a high quality specification throughout, with generous accommodation which will appeal to a range of potential purchasers. There are two excellent bedrooms (master with en-suite & balcony), open plan kitchen / living / dining, main bathroom and walk in storage room off hallway. There is also a balcony accessed via the living area. The development benefits from 24 hour on-site security, CCTV coverage to secure lobby entrances, individual key entry and audio-visual door entry systems are provided. One car parking space in a secure multi-storey car park is also included.

- Luxury Penthouse Apartment Extending To Approx. 990 Sq Ft
- Open Plan Kitchen / Living / Dining Room With Access To Balcony
- Main Bathroom Suite
- Triple Glazed Windows / Gas Fired Central Heating
- Sought After City Centre Location In The Cathedral Quarter With Close Proximity To Bars, Restaurants & Music Venues
- Two Spacious Bedrooms (Master With En-suite & Access To Balcony)
- Modern Fitted Kitchen With Integrated Appliances
- A Host Amenities All Within Walking Distance
- Private Secure Car Parking Space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
EU Directive 2002/91/EC		

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Intercom system. Lift & stair access to all levels.

ON THE SIXTH FLOOR

APT 602

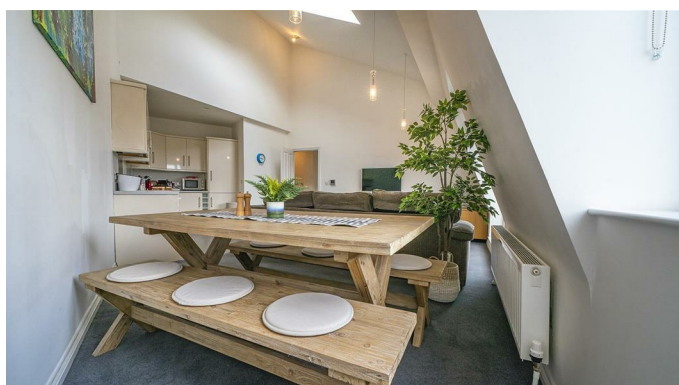
ENTRANCE

Hardwood front door. Storage room off hallway.

KITCHEN / LIVING / DINING 24'7" x 18'8" (7.5 x 5.7)



Access to balcony from living area. Kitchen comprising range of high and low level units, integrated fridge / freezer, dishwasher, oven, 4 ring hob & extractor fan.



MASTER BEDROOM 20'8" x 14'9" (6.3 x 4.5)



Access to balcony.

ENSUITE



Comprising low flush W.C, pedestal wash hand basin, enclosed shower.

BEDROOM TWO 16'8" x 12'5" (5.1 x 3.8)



BATHROOM



Comprising panel bath, low flush W.C, pedestal wash hand basin, chrome radiator.

CAR PARKING

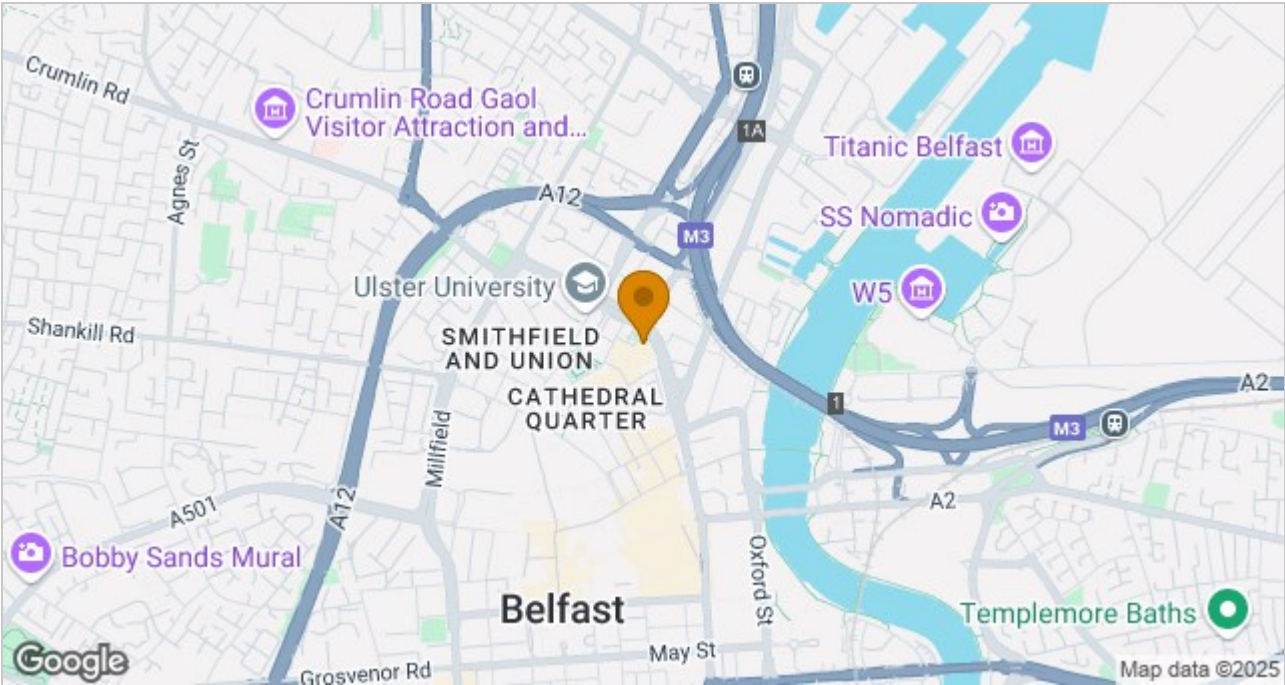
Designated parking space.

Floor Plan



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



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