

Outside

Secure allocated parking.

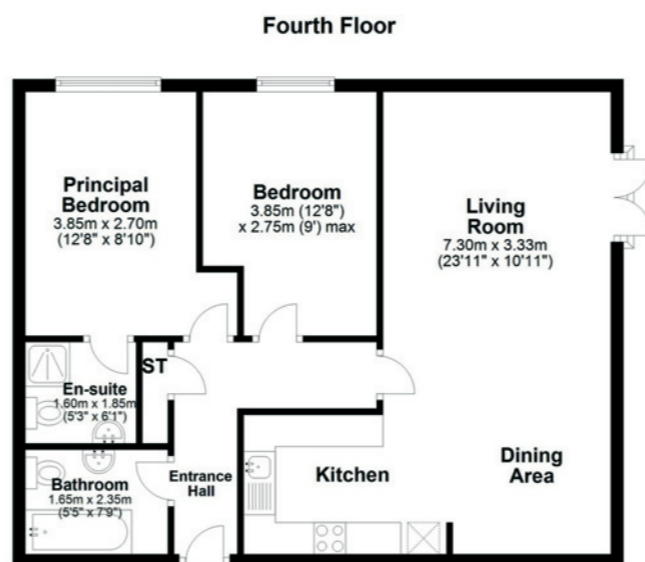
Management company

McGuinness Fleck.

Management fee: £1050 per annum.

TEMPLETON
ROBINSON

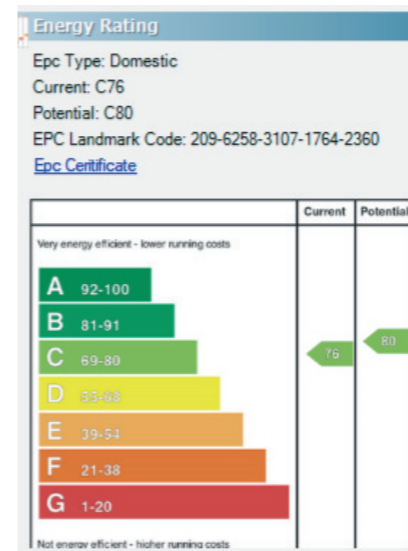
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Total area: approx. 67.1 sq. metres (722.6 sq. feet)

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

Apt 64 Quay Gate



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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This superb fourth floor apartment is located within the ever-popular development ideally situated within comfortable walking distance of Belfast City Centre and a host of public transport routes.

The bright and spacious accommodation is well presented throughout and offer a good-sized lounge, open plan to kitchen with a range of built in appliance. There are two well-proportioned bedrooms, master with ensuite and a modern white fitted bathroom. The property also benefits from Phoenix Gas central heating and secure allocated parking space.

Offering excellent value for money, as well as being extremely convenient to the city centre, the property is sure to appeal to a wide range of prospective purchasers.

**Offers Over
£155,000**

Apt 64 Quay Gate,
Station Street,
Belfast,
BT3 9DA

Viewing by
appointment with
& through agent
028 9066 3030

Apt 64 Quay Gate,
Station Street,
Belfast, BT3 9DA

Property Features

- Superb fourth floor apartment in popular development
- Modern fitted kitchen open plan to dining and living
- "Juliet" balcony with views across Lagan towards City
- Two well-proportioned bedrooms both with built in wardrobes
- Principal bedroom with modern ensuite shower room
- Modern bathroom with white suite
- Gas central heating and double glazed
- Secure allocated car parking space
- Short walk to Belfast City Centre



Location:

From Belfast heading into City Centre, take signpost for Odyssey Arena, on entering Station Street, Quay Gate is on the right hand side.

Property Comprises

Ground Floor

Secure glazed door into communal reception hall. Access to stairs and lifts.

Fourth Floor

Solid wooden door:

RECEPTION HALL: Wood effect laminate floor. Access to storage cupboard.

KITCHEN/LIVING/DINING: 23' 11" x 10' 11" (7.30m x 3.33m) Modern fitted kitchen with range of high and low level units, four ring electric hob, stainless steel extractor fan, integrated electric oven, stainless steel sink unit, integrated fridge/freezer. Integrated washing machine, tiled splashback. Ceramic tiled floor, open plan to:

DINING AND LIVING AREAS: Patio doors to Juliet balcony. Wood effect laminate floor.

BEDROOM (1): 12' 8" x 8' 10" (3.85m x 2.7m) Low voltage lights, built-in robes. Door to:

ENSUITE SHOWER ROOM: Fully tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, tiled splashback, ceramic tiled floor, low voltage spotlights. Extractor fan.

BEDROOM (2): 12' 8" x 9' 0" (3.85m x 2.75m) Low voltage spotlights, built-in robe.

BATHROOM: Modern white suite comprising panelled bath, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, low voltage spotlights. Extractor fan.

