



Super second floor, two bedroom apartment with a picturesque, Saint Annes Square View. It is walking distance to all the bars, restaurants and cafes in this thriving city centre and has the Mac right on your doorstep. It is within easy commuting distance to both airports and minutes from the motorway network going North or South.

The property is well presented and comprises; entrance hall with cloaks cupboard, lounge with dining area (with faux balcony) open plan to modern fitted kitchen with integrated appliances, two good sized double bedrooms (one with ensuite shower room), and a modern main bathroom.

The property is ideal for an owner occupier or investor thus early viewing is advised to avoid disappointment.

There is one car parking space within Q Park.

Offers Over  
£235,000

Apt 216,  
Saint Annes Square,  
18 Talbot Street,  
Belfast, BT1 2NF

Viewing by  
appointment  
through agent  
028 9066 3030

- Second Floor, Two Bedroom Apartment with Delightful Saint Annes Square View
- Stair and Lift Access to Second Floor
- Entrance Hall with Cloaks Cupboard
- Lounge Open Plan to Dining Area and Faux Balcony
- Open plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms (One with Ensuite Shower Room)
- Modern Bathroom
- Gas heating / Double Glazed Windows
- One Car Parking Space Within Q Park
- Excellent Location in the Thriving Cathedral Quarter, Close to Many Amenities Including; Shops, Restaurants, Pubs and Public Transport

The Property Comprises:

Ground Floor

COMMUNAL HALLWAY: Stairs and lift to:

Second Floor

Hardwood front door to:

ENTRANCE HALL: Laminate wood effect floor, airing cupboard and shelved cupboard, gas boiler,

LOUNGE OPEN PLAN TO DINING ROOM: 10' 6" x 8' 2" (3.2m x 2.49m) (at widest points). Laminate wood effect floor, low voltage spotlights. Door to faux balcony, open plan to:

MODERN FITTED KITCHEN: 15' 0" x 14' 4" (4.57m x 4.37m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, mixer tap. Fridge/freezer, integrated oven and hob, extractor fan over. Integrated dishwasher, integrated washer/dryer, splashback.





BEDROOM (1): 14' 9" x 11' 8" (4.5m x 3.56m)

(at widest points). Laminate wood effect floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, fully tiled shower cubicle, ceramic tiled floor, extractor fan.

BEDROOM (2): 14' 5" x 10' 2" (4.39m x 3.1m)

(at widest points). Laminate wood effect floor.

LUXURY BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, panelled bath with shower over.

Part tiled walls, ceramic tiled floor, extractor fan.

Outside

One car parking space.



Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)

Location:

Cathedral Quarter beside Ramada By Wyndham.

Management company: CBRE

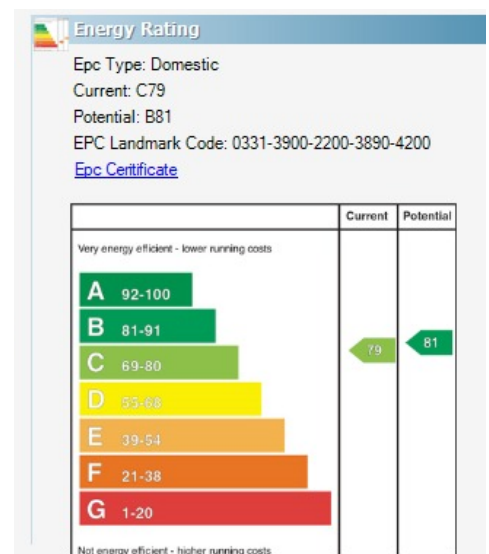
SERVICE CHARGE:

Approx £1407 per annum.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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