

50 St Johns Wharf, Belfast, BT1 3LT

Offers over: £290,000



7 Pattons Lane | Holywood | BT18 9FX
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Luxury, Prestige and Location Along the Waterside

Price: Offers over £290,000

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Rarely does such a unique penthouse apartment come onto the open market. This magnificent three bedroomed property presents a great opportunity for buyers to purchase large, waterside, open plan living on the banks of the River Lagan.

The apartment comprises three large double bedrooms, two with ensuite shower rooms and the third with its own self contained home office with high quality finishes throughout. The light-filled open plan lounge, kitchen and dining area offers panoramic views of Cavehill, Belfast Castle, the iconic H&W cranes and Stormont.

Ready to move into and enjoy with allocated parking, we highly recommend immediate viewing.

Fabulous Duplex Penthouse Apartment
Ideal for owner occupiers and investors alike.
Potential Rental Income in Excess of £17,000 Per Annum
Spacious Open Plan Light Filled Living
Feature fireplace with Gas Fire
Large Luxury Bathroom



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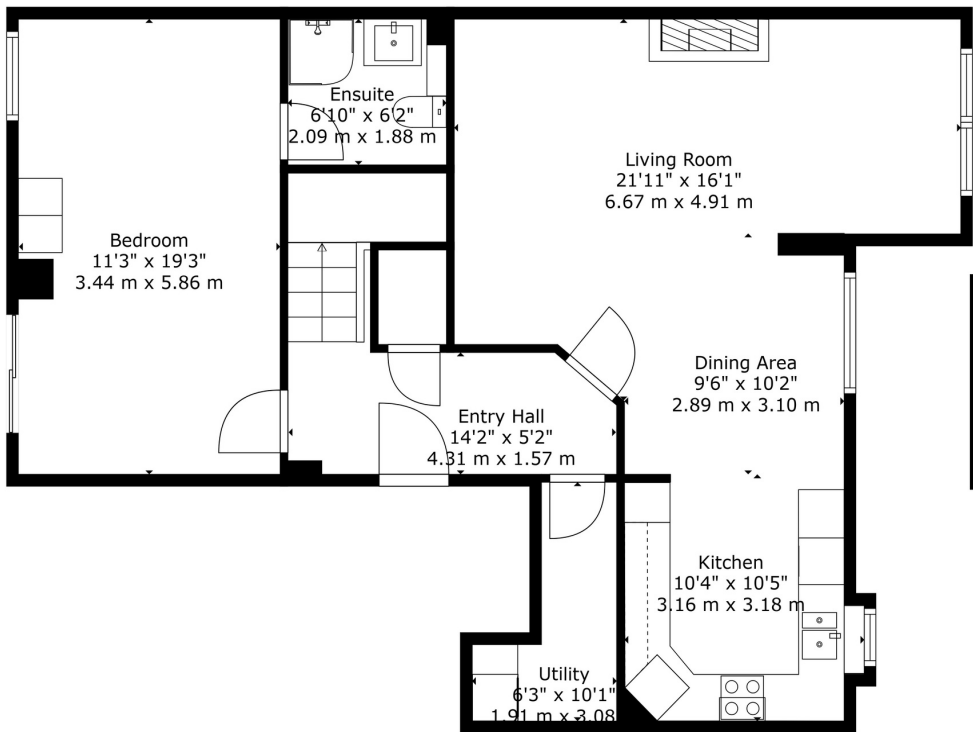


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TOTAL: 1575 sq. ft, 146 m2
FLOOR 1: 839 sq. ft, 78 m2, FLOOR 2: 736 sq. ft, 68 m2
EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m2, BALCONY: 23 sq. ft, 2 m2, LOW CEILING: 33 sq. ft, 3 m2
WALLS: 148 sq. ft, 15 m2
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	50 E	
21-38	F		
1-20	G		

EPC
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