

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## General Enquiries

ballynahinch@quinnestateagents.com



For any enquiry relating to this property, please contact

Carrie Mackin

carrie@quinnestateagents.com  
07803626095



Apt 33, 2 Ulster Street  
Belfast  
BT1 3ES

Offers In The Region Of  
£220,000

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Modern Fifth Floor Apartment with Balcony
- City Centre Convenience
- Ideal for an Owner Occupier or Investor
- Private Lobby
- Stairs & Lift to 5th Floor
- Open Plan Lounge with Modern Fitted Kitchen
- Double Bedroom
- Shower Room
- Utility Area
- EPC 81/B

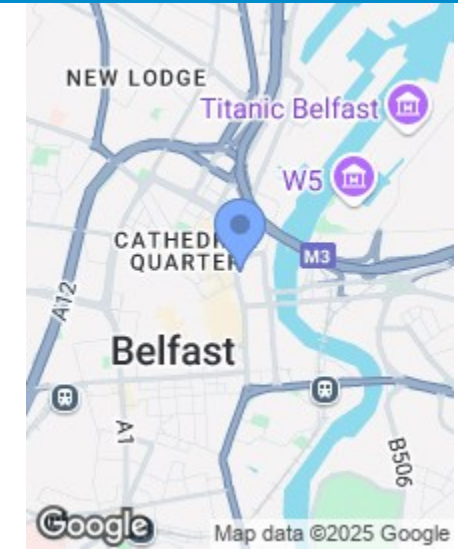
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# Apt 33, 2 Ulster Street

Belfast, BT1 3ES

**QUIN**  
Estate Agents



## Directions

Head east on Grosvenor Rd/B38 for approx. 0.4 mi Use any lane to turn left onto College Square E/Fisherwick Pl/A1 Continue to follow College Square E/A1 Turning right onto Wellington Pl/A1 Continue to follow A1 for approx. 0.2 miles Continue onto Chichester St Turn left onto Victoria St/A24 Continue to follow Victoria St for approx. 0.3 mi Turn right onto Ulster St (Restricted-usage) Destination

An exquisite one-bedroom apartment located in the heart of Belfast City Centre. This remarkable property is part of a prestigious development, showcasing an exceptional standard of finish that is truly unparalleled in the city.

Spanning approximately 500 square feet, this beautifully presented apartment features a spacious open plan living with double bedroom, a modern shower room, and a convenient utility area, ensuring both comfort and practicality. The private lobby adds an extra touch of elegance, making a striking first impression.

One of the standout features of this apartment is its stunning city views, allowing you to enjoy the vibrant atmosphere of Belfast from the comfort of your own home. The location is simply unbeatable, with an array of shopping, dining, and entertainment options just a short stroll away. You will find yourself within easy reach of the SSE Arena, the Waterfront, and the Cathedral Quarter, making it an ideal spot for those who appreciate the buzz of city life.

Furthermore, the property boasts excellent transport links, with the motorway network and central train station just minutes away, providing easy access to the wider region. In an area where demand for quality living spaces far exceeds supply, this apartment represents a unique opportunity for discerning buyers or investors.

With its stylish comfort and convenient location, an early viewing of this exceptional property is strongly recommended.

## Accommodation

This stylish one bed apartment comprises of bright and spacious living room featuring balcony with city views, open plan to a high end fitted kitchen with integrated appliances and dining area, shower room and enclosed designated utility zone in the inner hallway.

## Contact

To book your private viewing please contact Carrie on 02897564400/07803626095 or email - [ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)

## Mortgage Advice

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McLean from Ritchie & McLean Mortgage Solutions on 07731435310 or email Laura on [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

