



**Fetherston
Clements**

ESTATE AGENTS

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92 James Clow Building

42 Pilot Street
BT1 3EP

Offers Over £190,000

92 JAMES CLOW BUILDING, 42 PILOT STREET, BT1 3EP

- 13th Floor City Centre Apartment with Superb Views
- Good Sized Lounge with Dining Area
- Open Plan Modern Kitchen
- 2 Double Bedrooms Including Master with Ensuite Shower Room
- Bathroom with White Suite
- Gas Fired Central Heating/Double Glazed Windows
- Balcony Sitting Area with Delightful Views
- Electric Entrance Gates Leading to Allocated Parking Space
- CASH OFFERS ONLY
- Convenient City Centre Location



This extremely well presented 13th floor apartment is ideally located in a prime location within this popular city centre development.

The property offers spacious accommodation which is exceptionally well presented by the current owners and offers a warm and homely atmosphere. The generous accommodation includes an open plan lounge and dining area leading to a balcony sitting area which has superb views.

Set in a quiet, private and convenient location, convenient to a wide range of city centre amenities, this property can only be fully appreciated on internal inspection.

PROPERTY COMPRISES

Communal front door to communal entrance hall, stairs and lift to 13th Floor..

ENTRANCE HALL Storage/utility cupboard with plumbing for washing machine and gas fired boiler

LOUNGE OPEN PLAN TO DINING AREA 16' 0" x 13' 3" (4.88m x 4.04m) Laminate wood effect floor, access to delightful, sheltered balcony sitting area with superb uninterrupted views over the Belfast Docks and Titanic Area, open plan to...

KITCHEN 10' 7" x 9' 9" (3.23m x 2.97m) Range of high and low level units, work surfaces with matching splash back, 1.5 bowl, single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine, 4 ring hob with electric oven under, extractor fan, Perspex splash back, tiled floor



BEDROOM 15' 6" x 14' 5" (4.72m x 4.39m) (at widest points) Built in robe and storage

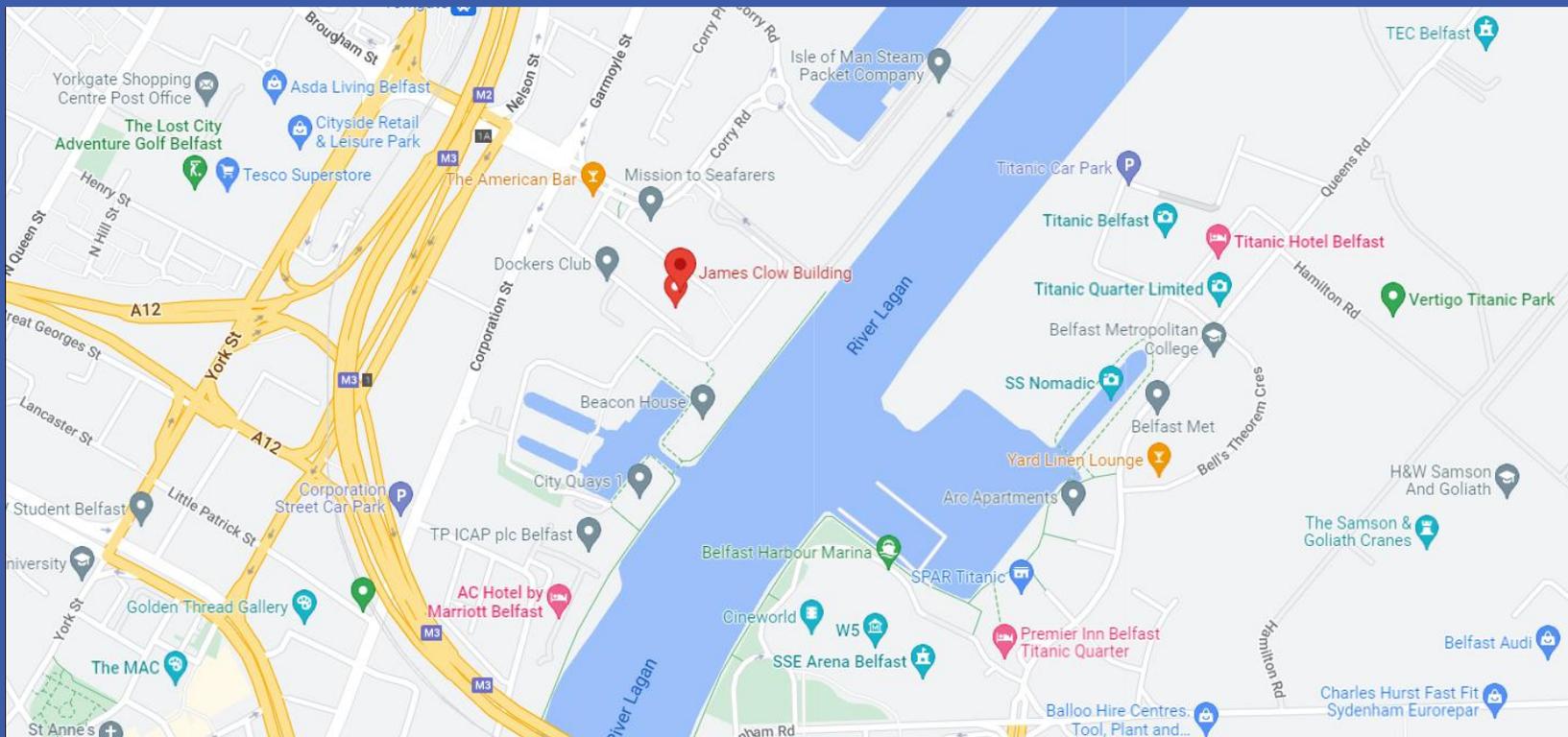
ENSUITE White suite comprising wash hand basin, fully tiled shower cubicle, tiled floor, part tiled walls, low voltage spots, extractor fan

BEDROOM 11' 10" x 9' (3.61m x 2.74m)

BATHROOM White suite comprising vanity unit with storage, wc, panelled bath with mixer tap and shower over, part tiled walls, chrome heated towel rail, extractor fan

OUTSIDE Well maintained and secure communal areas, Secure access to allocated parking space.





Directions:

From Corporation Street turn in to Pilot Street and the James Clow Building is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B	62 B	63 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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