



Sizes And Dimensions Are Approximate. Actual May Vary.



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The Custom House Square apartments located off Victoria Street in Belfast City Centre has been popular with private owners and investors alike, all of whom recognise the convenience of the location, only a short walk from all the amenities associated with the City Centre.

This bright ground floor apartment offers well-proportioned accommodation. Comprising a beautifully presented living room with dining area, open plan to a modern fitted kitchen with integrated appliances. There is a large double bedroom with Juliette balcony and a contemporary shower room suite. Additional features include gas central heating, double glazing, utility cupboard and intercom system.

Well-presented with tasteful decor and in excellent order throughout, potential buyers will recognise the opportunity to acquire a quality apartment, which is perfectly suited as a permanent home, crash pad in the City or an investment. Early viewing highly recommended.

Offers Over
£189,950

Apt 42 Custom House Square,
4 Ulster Street,
Belfast,
BT1 3ES

Viewing by
appointment with
& through agent
028 9066 3030

Apt 42 Custom House Square,
4 Ulster Street,
Belfast,

Property Features

- Beautifully presented ground floor apartment in a popular City Centre location
- Bright lounge, open plan to modern fitted kitchen and dining area
- Spacious double bedroom with Juliette balcony
- Contemporary shower room
- Gas heating, Double glazing throughout, Utility cupboard
- Excellent investment, first time buyer or downsizer opportunity
- Early viewing highly recommended

Location:

Driving on Victoria Street past the Albert Clock, Ulster Street is on the right hand side.

Property Comprises

Ground Floor

HALLWAY: Hardwood internal door, utility cupboard plumbed for washing machine, carpeted.

LIVING ROOM: 20' 3" x 12' 9" (6.17m x 3.89m) (at widest) - Solid oak flooring, sliding door onto Juliette balcony. Open plan to:

KITCHEN: Range of high and low level units, built in oven, hob and extractor fan, integrated fridge freezer, microwave and dishwasher, stainless steel sink with mixer tap, laminate worksurfaces, tiled splash backs, ceramic floor tiling.

SHOWER ROOM: Low flush wc, wash hand basin, walk in shower, chrome heated towel rail, ceramic floor tiling, extractor fan, recessed lighting.

BEDROOM (1): 10' 8" x 8' 9" (3.25m x 2.67m) Carpeted, Juliette door onto balcony.

