

## 19 Linen Lofts

22 Flax Street, Belfast, BT14 7EJ

**Offers Over £139,950**

Rare Opportunity To Purchase A Fantastic 3 Bedroom "New York" Loft Style Apartment Only Minutes From The Cathedral Quarter And City Centre Beyond.

A rare opportunity to purchase a third floor 3 bedroom 'New York' loft style apartment less than 10 minutes from the New University, Cathedral Quarter and City Centre beyond. The spacious and unique interior comprises 3 bedrooms, master with en suite facilities, lounge with feature brick vaulted ceiling, archway to kitchen with dining and classic white bathroom suite. The third floor apartment further offers gas fired central heating, uPvc double glazed windows, extensive use of wood laminate and ceramic floor coverings, elevator access, intercom communal entry, one allocated parking space and communal parking. A fantastic opportunity to purchase a unique and spacious 3 bedroom loft style apartments - Early Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	<b>73</b>	<b>76</b>
EU Directive 2002/91/EC		



# 19 Linen Lofts

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- Fantastic 3 Bedroom "New York" Loft Style Apartment
- Spacious Lounge With Vaulted Ceiling
- uPvc Double Glazed Windows
- Allocated Parking Space
- Minutes From The University, Cathedral Quarter & City Centre
- Fitted Kitchen With Dining
- Gas Central Heating
- 3 Bedrooms Master With En Suite
- Classic White Bathroom Suite
- Elevator Access

## Communal Entrance Hall

Intercom entry, elevator access.

## Entrance Hall

Intercom, wood laminate floor, vaulted ceiling.

## Lounge

19'2" x 18'11" (5.85 x 5.77)

Vaulted ceiling, wood laminate floor, double panelled radiators x 3.

Archway to:

## Kitchen

20'8" x 12'7" (6.30 x 3.85)

Vaulted ceiling, stainless steel sink unit, range of high and low level units, fomica worktops, built-in oven and ceramic hob, plumbed for

washing machine, american style fridge / freezer space, gas boiler.

## Bathroom

White suite comprising panelled bath, shower screen, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, vaulted ceiling.

## Bedroom

10'3" x 7'8" (3.13 x 2.36)

Wood laminate floor, built in mirrored robes, vaulted ceiling, double panelled radiator.

## Bedroom

10'4" x 8'4" (3.15 x 2.55)

Wood laminate floor, double panelled radiator.

## Master Bedroom

13'6" x 10'3" at widest (4.14 x 3.13 at widest)

Wood laminate floor, double panelled radiator.

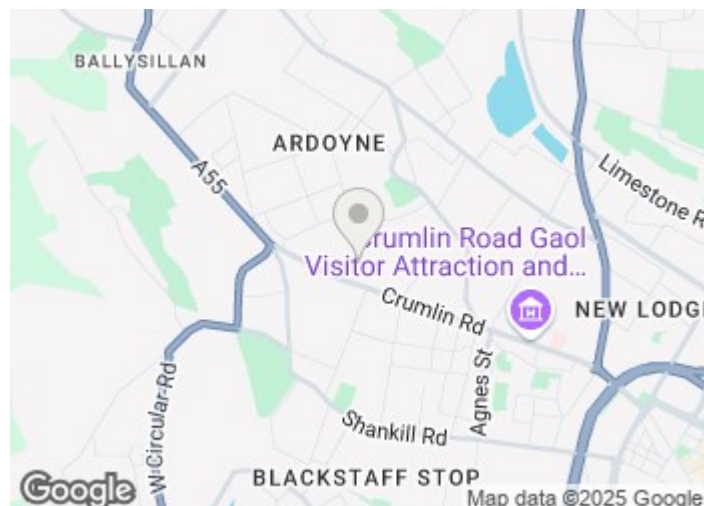
## En Suite

White suite comprising panelled bath, shower screen, telephone handset shower, pedestal wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, double panelled radiator.

## Outside

One allocated parking space, communal areas and communal car parking.

Approx Management Fees £ 1587.00 per annum.



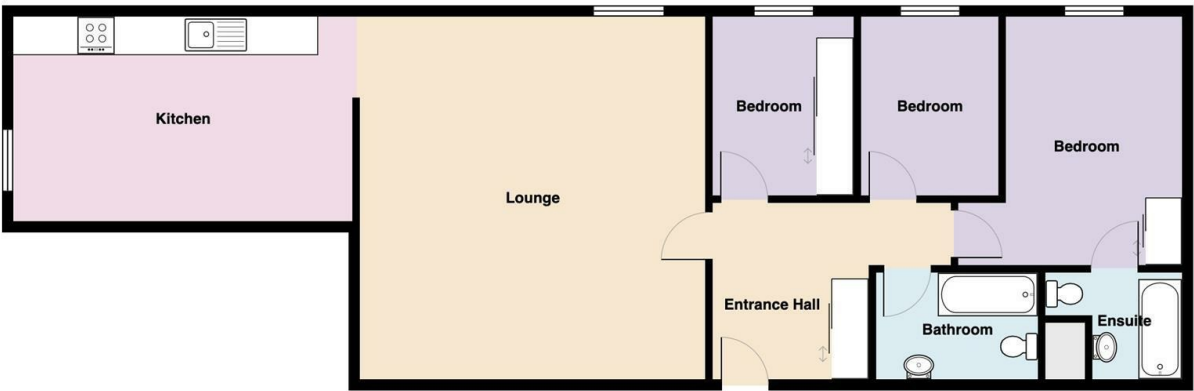
## Directions





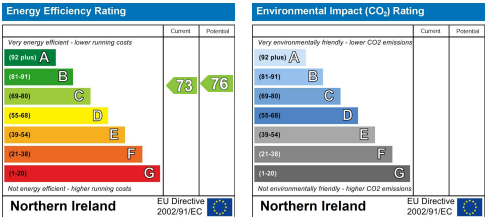
Floor Plan

19 Linen Lofts, 22 Flax Street, BELFAST, BT14 7EJ



Total Area: 93.9 m² ... 1010 ft²  
All measurements are approximate and for display purposes only

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