

RODGERS & BROWNE

SALE AGREED



Apt 54 Quay Gate
19 Station Street, Belfast BT3 9DA

offers over £155,000



The Agent's Perspective...

"Located within easy walking distance of Belfast City centre, SSE Arena complex, Law Courts and train station, Quay Gate is a popular location for those for whom convenience is important.

This third floor apartment has two bedrooms, living / dining room, opening to kitchen with appliances. There are two bedrooms, modern bathroom and en suite shower room - all benefiting from gas fired central heating and double glazing.

Ideal for those working in the Titanic Basin area, city centre - either as an owner occupier or as a tenant.

An excellent opportunity".



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

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The facts you need to know...

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Two bedroom third floor apartment

Recently installed modern bathroom and ensuite shower room

Excellent rental potential c.£950 per month inclusive of rates and management charges

City convenience close to SSE Arena Complex and easy walk into city centre

Courtyard garden aspect

Secure, covered car parking space

Double glazing and gas central heating

Recently decorated throughout

Lift access to all floors



Kitchen with appliances

The property comprises...

**GROUND FLOOR
COMMUNAL ENTRANCE FOYER**

Vaulted ceiling, stairs and lift to all floors. Also car park access.

THIRD FLOOR HALL

APARTMENT 54

Solid front door. Laminate flooring. Cloaks cupboard.

LIVING/DINING 23'10" x 11'6" (7.26m x 3.51m)

Laminate flooring. Inward opening double glazed French doors with views into courtyard garden.

KITCHEN 9' 9" x 6' 4" (2.97m x 1.93m)

Extensive range of 'beech' high and low level cupboards, laminate worktops, single drainer stainless steel sink unit with mixer tap, under oven, four ring ceramic hob, extractor fan, plumbed for washing machine, fridge, freezer, dishwasher, slate tiled floor, part tiled walls.

BEDROOM (1) 12' 6" x 8' 9" (3.81m x 2.67m)

Double built-in wardrobe. Courtyard garden view.

ENSUITE SHOWER ROOM 6' 3" x 5' 3" (1.91m x 1.6m) Comprising low flush wc, vanity unit, wash hand basin, fully tiled corner shower cubicle with Triton Enrich shower, tiled floor, extractor fan.

BEDROOM (2) 12' 6" x 9' 0" (3.81m x 2.74m) Double built-in wardrobe. Gas fired central heating boiler. Courtyard garden view.

BATHROOM 7' 9" x 5' 3" (2.36m x 1.6m)

White suite comprising panelled bath with mixer tap and telephone hand shower, tiled bath/shower area, low flush wc, pedestal wash hand basin, tiled floor, extractor fan,

OUTSIDE

Covered, secure parking space. Second entrance to side of building on first floor. Space immediately at the top of the ramp. Access by remote control fob.

Communal courtyard garden in raised flowerbeds, mature trees and shrubs.

VIEWING

By appointment with **RODGERS & BROWNE**.

Location

From SSE Arena, head towards city centre along Station Street. Quay Gate is on left hand side.



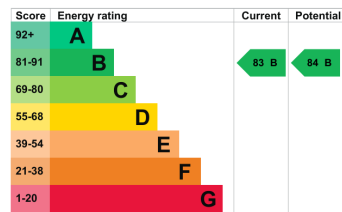
Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2025 /2026 is c. £ 1,103.20

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	●		
Is there an annual service charge?	●		
Any lease restrictions (no AirBnB etc) ?	●		
On site parking?	●		
Is the property 'listed'?		●	
Is it in a conservation area?		●	
Is there a Tree Preservation Order?		●	
Have there been any structural alterations?		●	
Has an EWS1 Form been completed?			●
Are there any existing planning applications?		●	
Is the property of standard construction?	●		
Is the property timber framed?		●	
Is the property connected to mains drains?	●		
Are contributions required towards maintenance?	●		
Any flooding issues?		●	
Any mining or quarrying nearby?		●	
Any restrictive covenants in Title?	●		

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - VARIETY OF SUPPLIERS
Mains gas	MAINS - VARIETY OF SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	VARIETY OF SUPPLIERS
Mobile Telephone	LIKELY - OR USE WI-FI
Broadband and speed	DOWNLOAD 1800 Mbps UPLOAD 220 Mbps

Quay Gate is a managed environment where services and maintenance which effect all owners are organized by the managing agents and the cost divided equitably.

Those costs include: external window cleaning, employing a Building Supervisor, security gardening, lift maintenance, lift telephone line, electricity for lift and common areas, management services, fire alarm maintenance, buildings insurance, lift inspection insurance, roller shutters maintenance, unplanned maintenance and contribution to a reserve fund for unforeseen costs and future decoration.

The contribution for the period 1st May 2025 to 30th April 2026 for this apartment is £1,927.93

RODGERS & BROWNE

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Sold
028 9042 1414

**Sales
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Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

EXPERIENCE | EXPERTISE | RESULTS