

# For Sale

Asking Price: £289,950

savills

SimonBrien



Apartment 9.16, The Arc  
21 Queens Road  
Belfast  
BT3 9FL

[simonbrien.com](http://simonbrien.com)



Step into stylish city living with this exceptional two-bedroom apartment, perfectly positioned on the 3rd floor of the iconic Arc development in Belfast's vibrant Titanic Quarter.

Apartment 9-16 extends to 1200 sqft and offers a modern design, spacious interiors, and a private balcony with stunning views over the landscaped courtyards. This property delivers the perfect balance of comfort and convenience in one of the city's most desirable waterfront locations. Nestled in the heart of Belfast's Titanic Quarter, The Arc puts you steps away from the city's most exciting landmarks, including Titanic Belfast, SSE Arena, and the Belfast Marina. It's ideal for those who want to live close to the action while enjoying a peaceful, scenic setting. The apartment benefits from an enclosed car space. It is perfect for a first time buyer who wants a turn-key city centre apartment, professionals seeking a stylish urban base or Investors looking for a strong rental yield in a prime location.

Titanic Quarter is undergoing a dynamic transformation, with several exciting developments enhancing its status as a premier waterfront destination. Some of the latest projects shaping the area include the new Hamilton Dock Hotel and the £175 million Loft Lines development.





### Special Features & Services

- Well Presented Two Bed Apartment
- Located In The Prestigious Arc Development
- Bright And Spacious Open Plan Kitchen / Living / Dining Room
- Modern Kitchen With Fitted Appliances
- Two Bright and Airy Double Bedroom
- Main Bedroom With Ensuite
- Contemporary Modern Bathroom
- Finished To An Exceptional Standard Throughout
- Private Allocated Parking Through Electronically Controlled Gates
- Gas Fired Central Heating
- Balcony Accessed Off The Main Bedroom

### Accommodation

#### Entrance Hall

Hardwood front door into reception hall with laminate effect wooden flooring. Built in utility storage that is plumbed for washing machine with access to electric meter and access to gas boiler

#### Kitchen

12'8" x 12'6" (3.86m x 3.8m):

Kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink unit with mixer tap, 4 ring gas hob with stainless steel extractor fan, part tiled walls, integrated dishwasher, integrated fridge freezer, tiled flooring, low voltage recessed spotlighting, space for casual dining

#### Dining Area

16'10" x 14'8" (5.13m x 4.47m):

Laminate effect wooden flooring

#### Living Room

20'10" x 12'8" (6.35m x 3.86m):

Laminate effect wooden flooring

#### Bedroom 1

13'9" x 10'8" (4.2m x 3.25m):

Access to balcony with views towards Belfast Marina

#### Ensuite

8'8" x 6'2" (2.64m x 1.88m):

#### Bedroom 2

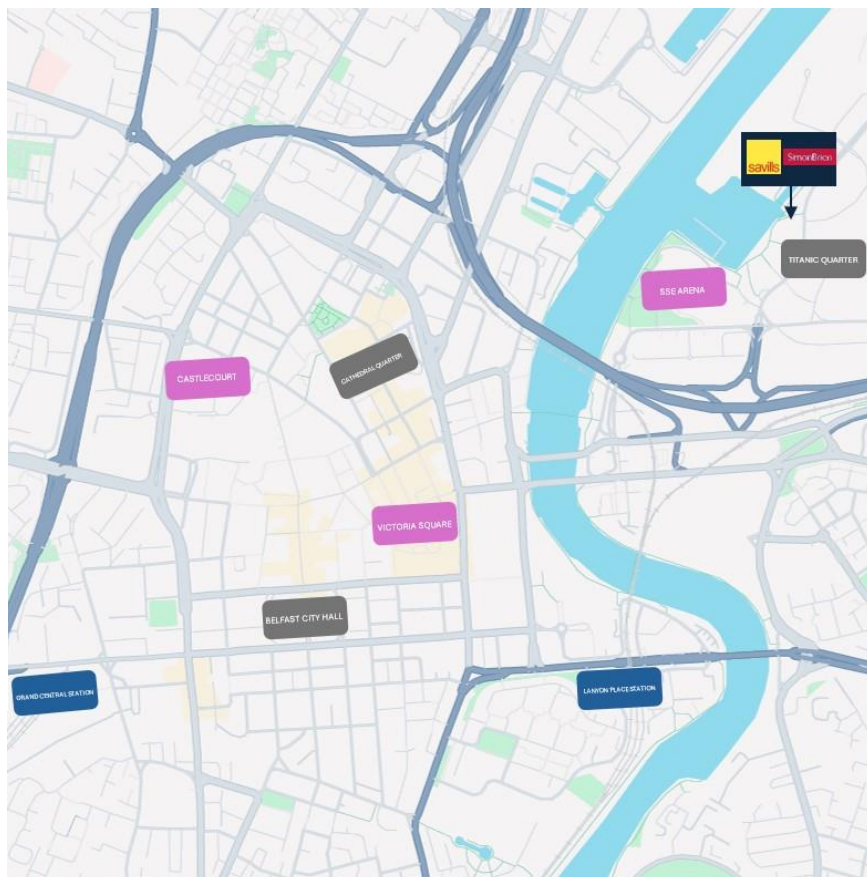
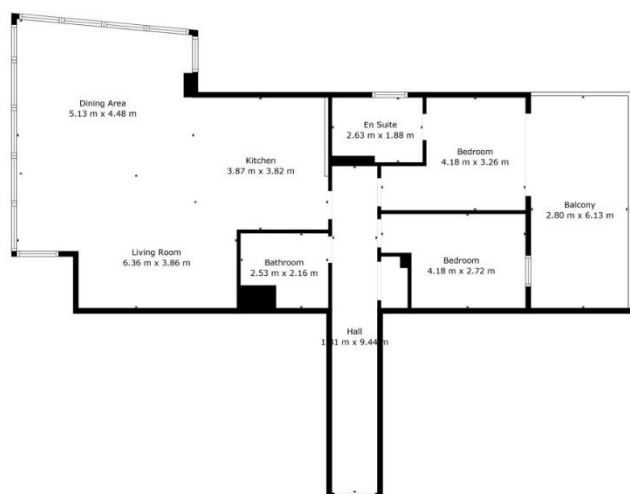
13'9" x 8'11" (4.2m x 2.72m):

#### Bathroom

8'4" x 7'1" (2.54m x 2.16m):

White suite comprising, low flush WC, floating wash hand basin with chrome mixer tap and built in vanity unit, push button panelled bath with fixed glass door, shower with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail





#### VALUER

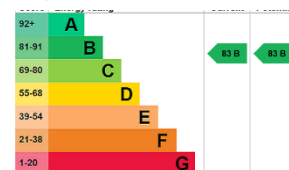
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