



# LAVERY MITCHELL

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**Apartment 115, 20 Wellwood Street, Victoria Place, Belfast, BT12 5GF**

**OFFERS OVER £139,950**

- Beautifully presented 1-bedroom apartment.
- Contemporary fitted kitchen with integrated appliances
- Modern bathroom with shower over full-sized bathtub
- Secure door entry system for added safety
- Walking distance to Botanic, shops, cafes, and nightlife
- Spacious double bedroom with storage
- Bright, airy living room with access to private balcony
- Secure underground car parking space included
- Prime location just minutes from City Centre
- Ideal for professionals or couples seeking city living

Welcome to Apt 115, Victoria Place – a beautifully presented 1-bedroom apartment. This modern property offers convenience, comfort, and city living at its finest.

Situated just a short stroll from Belfast City Centre and the vibrant Botanic area, this apartment is ideal for professionals seeking easy access to work, public transport, and the city's buzzing social scene.

This well-maintained apartment is perfect for young professionals or couples looking to enjoy a modern lifestyle in a convenient central location. Don't miss out on this opportunity to live in the heart of Belfast.

The property features a spacious double bedroom with ample storage, a contemporary fitted kitchen with integrated appliances, a bright and airy living room with access to a private balcony and a modern bathroom with shower over full-sized bathtub. Additional benefits include one secure underground parking space and a secure door entry system into the building. Service charge approximately £781 annually plus £160 reserve fund

### Reception Hall

3'10" x 10'8"



Wood laminate floor and single radiator.

### Bathroom

6'6" x 6'7"



Classic white bathroom suite. Shower over full size bath. Fully tiled with neutral tiles and large mirror.

### Bedroom

10'8" x 10'7"



Large double bedroom with built in storage space and single radiator. Laminate wood flooring.

### Kitchen

11'4" x 7'7"



Range of high and low level modern units. Integrated fridge/freezer, oven, gas hob, stainless steel extractor hood. Cream floor tiles.

### Dining Area

11'4" x 6'2"



Large open plan living/dining area. Door intercom and single radiator. Wood laminate flooring.

### Living Area

11'4" x 8'10"

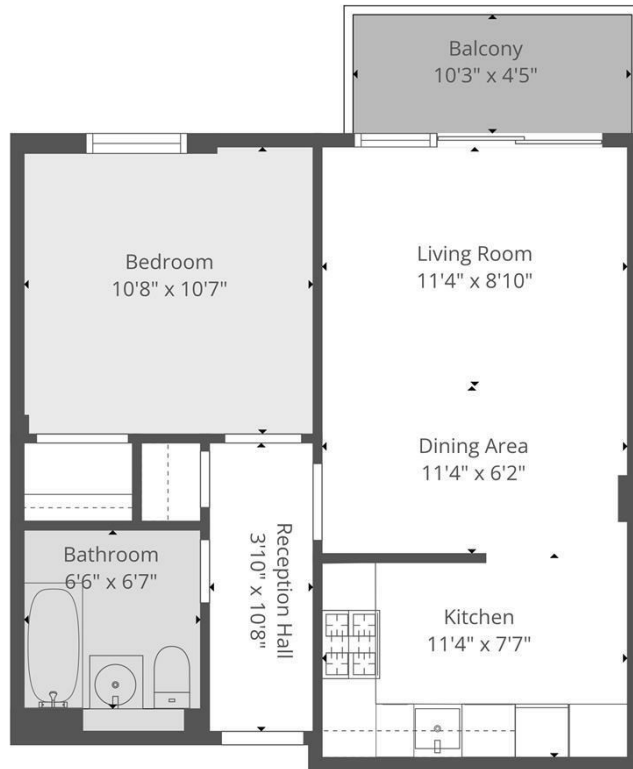


Bright and airy large open plan living/dining area with door out to balcony. Single radiator and wood laminate flooring.

Balcony  
10'3" x 4'5"

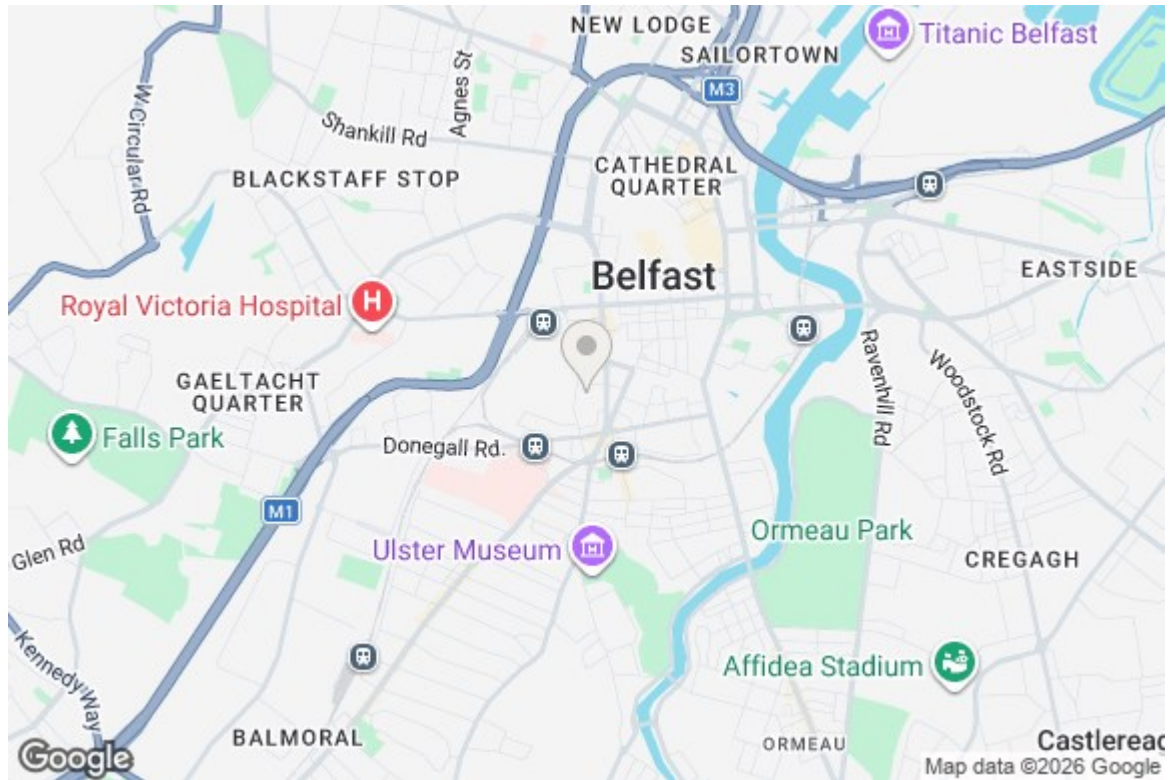



Great views over the city centre. Tiled flooring.



**TOTAL: 493 sq. ft**  
 FLOOR 1: 493 sq. ft  
 EXCLUDED AREAS: BALCONY: 45 sq. ft, WALLS: 47 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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>	77	80
(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>	EU Directive 2002/91/EC	

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