



Custom House Residence is located at Ulster Street at Custom House Square in Belfast City Centre.



Ref:

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	87	88
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Dougan
RESIDENTIAL & COMMERCIAL

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64 Custom House Residence
Custom House Square, Belfast, BT1 3EW

Asking Price £139,950

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KEY FEATURES

- Stunning Third Floor Apartment
- Excellent Location At Custom House Square In Belfast City Centre
- One Double Bedroom
- Bright And Spacious Living Room With Dining Area And Juliet Balcony Open To A Siematic German Kitchen With A Full Range Of Built In Appliances
- Shower Room With Sanitary Ware By 'The Yard'
- Hardwood Bonded Floors
- Gas Fired Central Heating
- Runtal Designer Radiators
- Wired Surround Sound Speaker System Throughout
- Video Intercom System
- Intruder Alarm
- Excellent Storage
- Stunning Level Of Finish Throughout
- Popular And Exceptionally Convenient City Centre Location



SUMMARY

The Custom House Residence Development sets the standard in apartment developments in Northern Ireland. The quality of design and finish has not been seen before and is unlikely to be repeated. The development has the ambience of an exclusive boutique hotel and can only be fully appreciated upon internal inspection.

On entry to the development, the ground floor lobby is simply stunning with a polished stone floor, timber panelling to walls and a recessed coffered ceiling with feature lighting. The lift doors and frames have been powder coated to match the bronze ironmongery. The bespoke furniture, lamps and fine artwork create a stunning ambience.

The approach to the apartment itself is once again stunning as there are no corridors in this building and all apartments are served by exclusive lobbies, which serve approximately five apartments per lobby. The finish is again second to none and includes specially commissioned carpet, coffered ceiling with recessed lighting and bespoke furniture, lamps and exceptional quality fine art.

The subject apartment is located on the third floor and has exceptionally well appointed and presented accommodation comprising of one double bedroom, luxury shower room featuring sanitary ware by "The Yard" and a bright and spacious living room with dining area open to a Siematic German kitchen with an excellent range of built in appliances.

The apartment also benefits from the use of a secure gated bicycle store located in the basement carpark.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

COMMUNAL ENTRANCE HALL:
Stunning communal entrance lobby. Custom made antique bronze post boxes.

Third Floor

LOBBY:
Specially commissioned carpet, coffered ceiling with recessed lighting, bespoke furniture, lamps and exceptional quality fine art.

ENTRANCE HALL:

Solid timber Longden wooden door to entrance hall with video intercom system. Cloaks cupboard plumbed for washing machine.

LIVING ROOM / KITCHEN

23' 6" x 12' 9" (7.16m x 3.89m)

Living Room - Solid pre-finished timber bonded floor. Juliet Balcony.
Kitchen - Siematic German kitchen with contemporary range of high and low level units, 1.5 tub single drainer sink unit. Bosch 4 ring gas hob, electric oven and stainless steel extractor hood. Integrated fridge freezer, dishwasher and microwave. Ceramic tiled floor.

BEDROOM (1):

13' 8" x 10' 6" (4.17m x 3.2m)

SHOWER ROOM:

Contemporary white suite comprising, walk in shower cubicle, wall hung Laufen low flush WC and wash hand basin. Runtal heated towel rail. Timber cabinet mirror with recessed light fitting over sink unit. Recessed feature lighting. Designer tiling. Ceramic tiled floor.

BASEMENT

Access to secure gated bicycle store.