



Apartment 55
Custom House Residence
4 Ulster Street
Belfast
BT1 3EY

Asking Price
£269,950

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Stunning Second Floor Apartment With Aspect Over Custom House Square And Beyond
- Excellent Sun Attracting South Easterly Facing Corner Position
- Bright And Spacious Living Room With Dining Area And Balcony Open To A -
- Siematic German Kitchen With A Range Of Built In Appliances
- Living Room With Bespoke Walnut Media Unit And High Gloss Storage Above
- Panoramic Views. Ceiling To Floor Windows
- Two Double Bedrooms Both With Aspect Over Custom House Square
- Master Bedroom With Built In Double Robes, Luxury Ensuite Shower Room & Juliette Balcony
- Second Bedroom With Built In Study Desk & Drawers And Double Robes
- Separate Bathroom With Sanitary Ware By 'The Yard'
- Wired Surround Sound Speaker System Throughout
- Hardwood Bonded Floors
- Runtal Designer Radiators
- Gas Fired Central Heating
- Video Intercom System & Intruder Alarm
- One Secure Parking Space
- Designer Tektura Wall Paper & Built In Furnishings Locally Crafted By John Robb Interiors
- Stunning Level Of Finish Throughout
- Early Viewing Advised



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 pictures also 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 pictures.

The subject apartment is located on the second floor and has exceptionally well appointed and presented accommodation comprising of two double bedroom's (master with luxury ensuite shower room and Juliette balcony), bright and spacious living room with dining area and balcony access, open to a Siematic German Kitchen featuring an excellent range of built in appliances, and a contemporary bathroom, featuring sanitary ware by The Yard.

The present owners have finished the apartment to a quite exceptional standard with a range of built in furnishings in both bedrooms and the living room, commissioned by Fine Design and locally hand crafted by John Robb Interiors.

Occupying a corner position, this apartment enjoys plenty of sun and a stunning aspect over the Custom House Square from the living room, kitchen and both bedrooms. The apartment further benefits from one space located in the gated and secure basement carpark.

Early viewing is advised.



ACCOMMODATION:

Ground Floor

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

Second Floor

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

LIVING ROOM OPEN TO KITCHEN: 24' 2" x 15' 0" (7.37m x 4.57m) Siematic German kitchen -

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, Smeg dishwasher and microwave. Ceramic tiled floor.

Living Room -

Bespoke Walnut media unit with high gloss storage above. Solid pre-finished timber bonded floor. Designer Tektura wall paper, Side bay with ceiling to floor windows. Balcony overlooking Custom House Square.

BEDROOM (1): 17' 3" x 9' 1" (5.26m x 2.77m) Juliette balcony overlooking Custom House Square. Built in double mirror robes Built in bed base.

ENSUITE SHOWER ROOM: Sliding glass door, contemporary white suite comprising, shower cubicle, wall hung Laufen low flush WC and wash hand basin. Timber cabinet mirror with recessed light fitting over sink unit. Runtel heated towel rail. Ceramic tiled floor. Designer tiling.

BEDROOM (2): 17' 3" x 8' 9" (5.26m x 2.67m) Aspect over Custom House Square. Built in double robes. Built in office desk and drawers.

BATHROOM: Bathroom Sanitary Ware By 'Laufen'. Panel bath, Laufen wall hung WC with soft close seat. Timber cabinet mirror with recessed light fitting over sink unit. Runtel heated towel rail. Recessed feature lighting. Designer tiling.

Basement SECURE PARKNG One secure parking space is allocated to this apartment. Access to the carpark is via a barrier on Ulster Street and remote control gates to the basement.

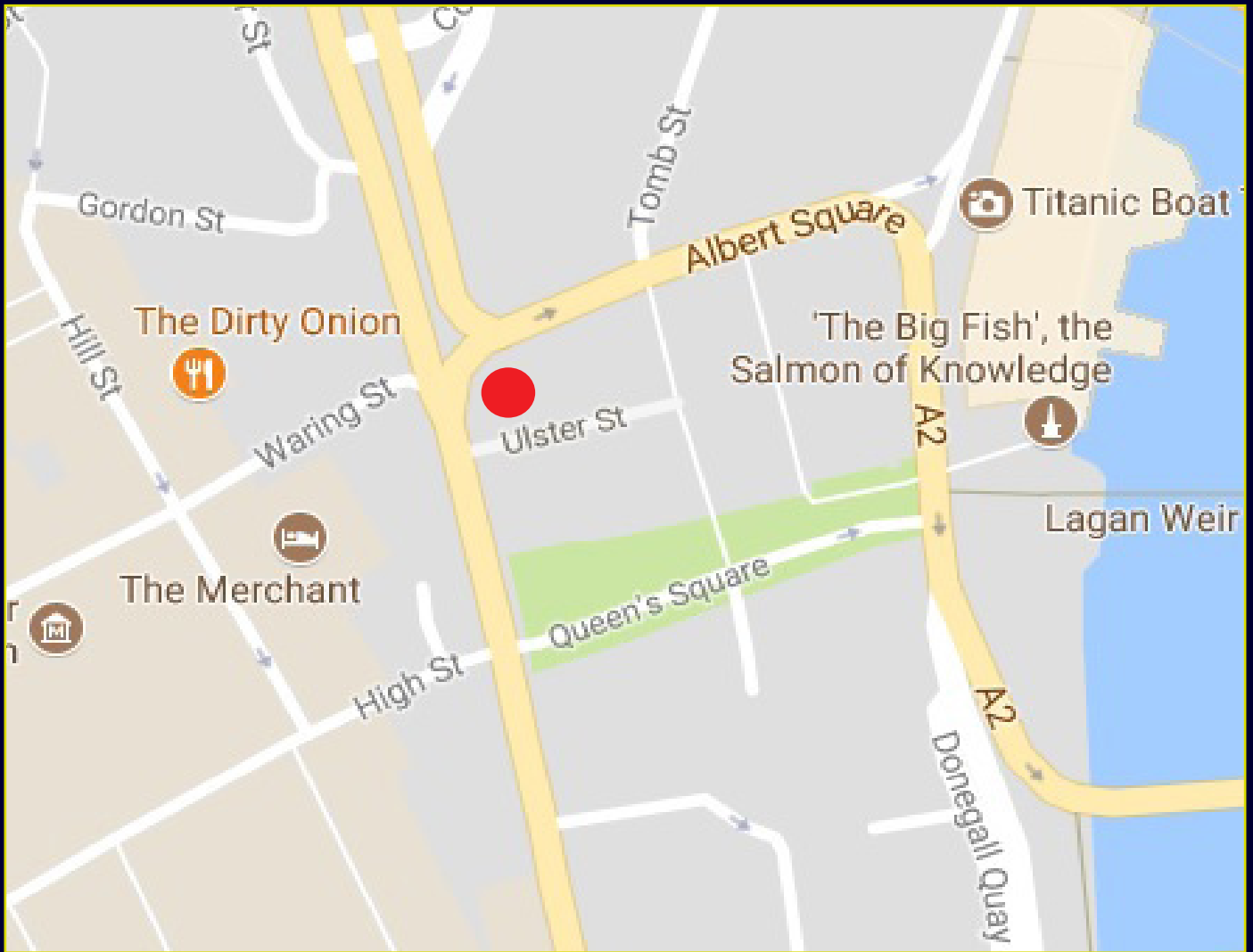






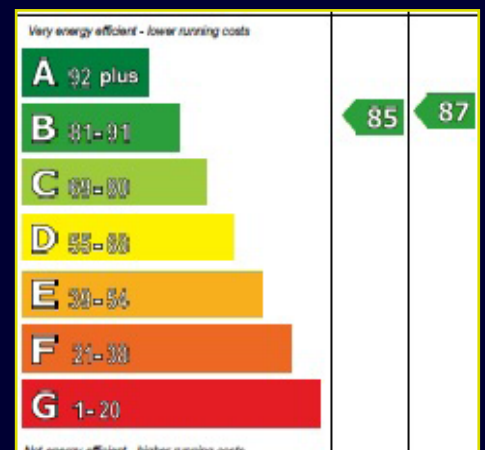


LOCATION MAP



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

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

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