



75
Custom House Residence
4 Ulster Street
Belfast
BT1 3EY

Asking Price
£185,000

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Stunning Fifth Floor Apartment Directly Overlooking The Custom House Square
- ONE ALLOCATED PARKING SPACE
- One Double Bedroom With Balcony Access Overlooking The Custom House Square
- Bright And Spacious Living Room With Dining Area And Balcony Overlooking The Square 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 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 fifth 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 a spacious living room with dining area open to a Siematic German kitchen with an excellent range of built in appliances.

The apartment boasts a stunning outlook directly over Custom House Square and benefits from a balcony accessed from both the bedroom and living room.

The apartment also benefits from an allocated parking space and 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.

Fifth Floor

LOBBY AREA

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

LIVING ROOM / KITCHEN: 27' 2" x 9' 7" (8.28m x 2.92m)

Living Room - Solid pre-finished timber bonded floor. Access to 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): 15' 0" x 8' 5" (4.57m x 2.57m) Balcony access

SHOWER ROOM: Contemporary white suite comprising, walk in shower cubicle, wall hung Laufen low flush WC and wash hand basin. Runtel 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 parking and bicycle store

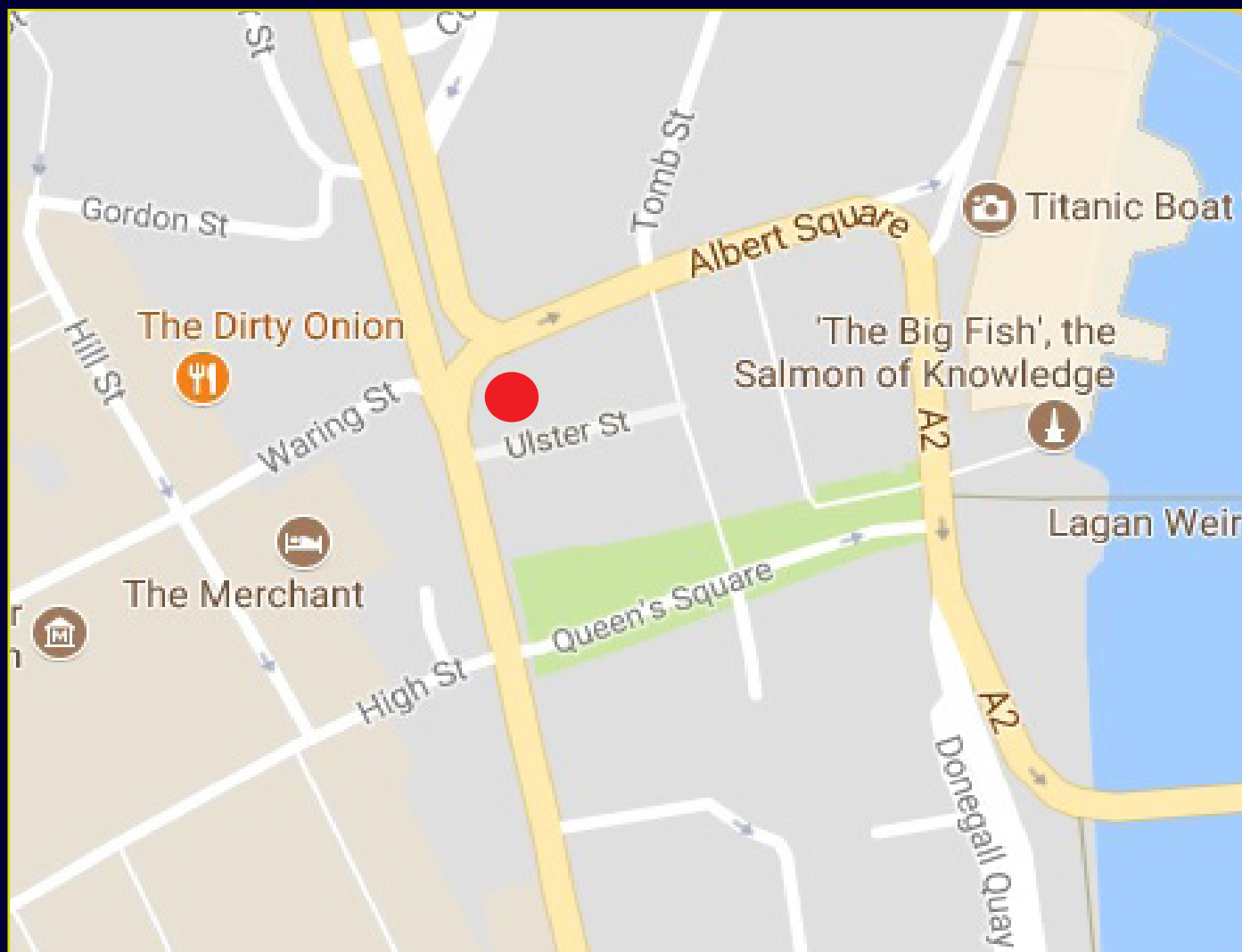








LOCATION MAP



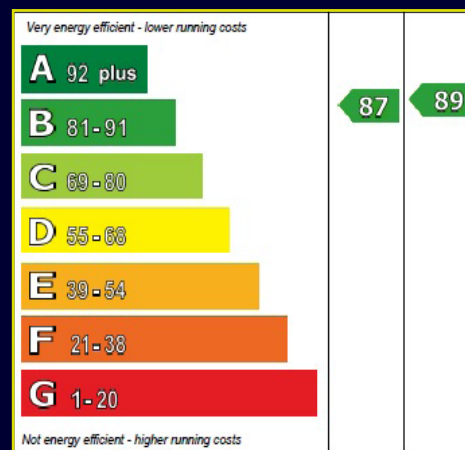
DIRECTIONS: Custom House Residence is located at Ulster Street at Custom House Square in Belfast City Centre

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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