

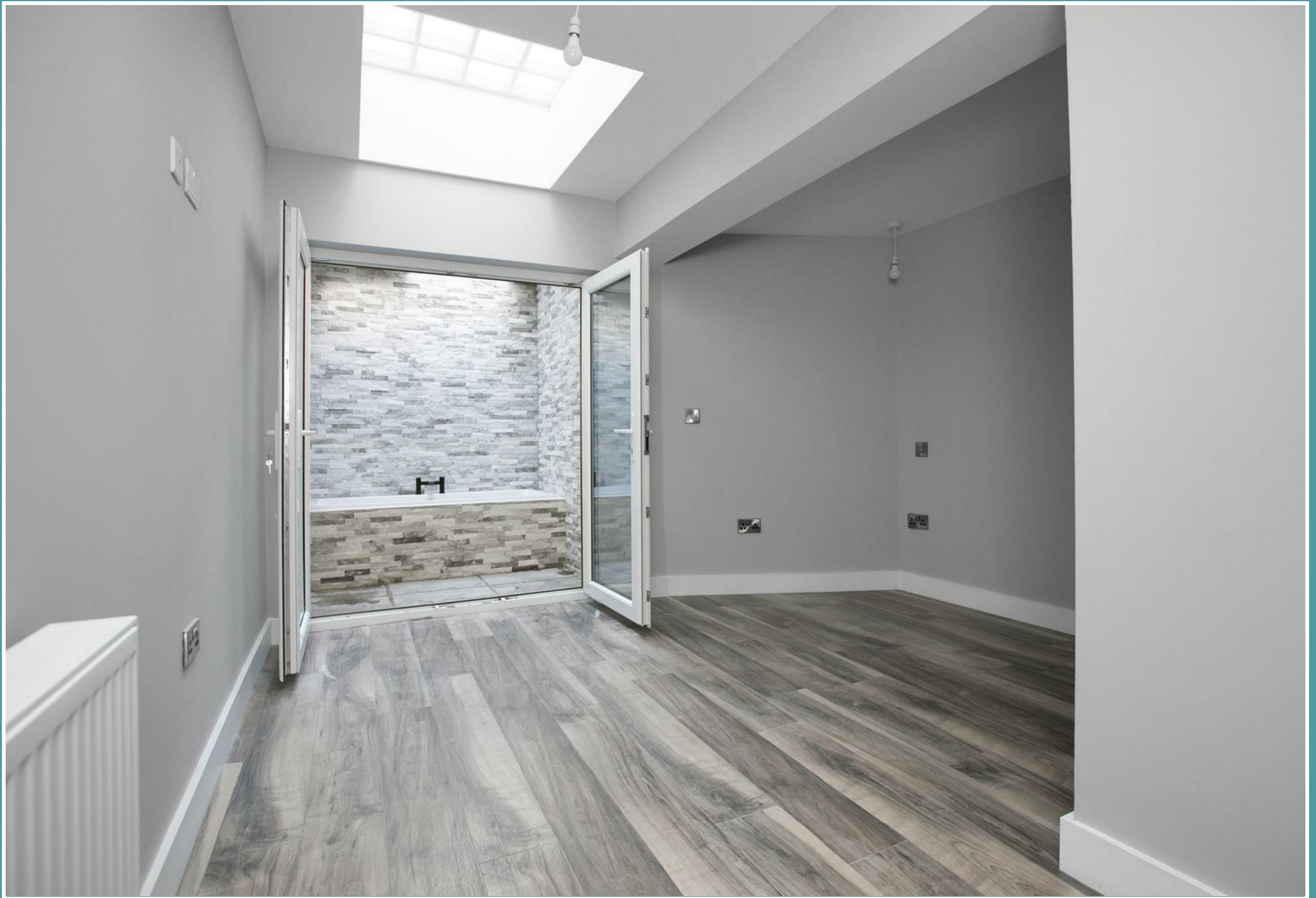
GERARD MCCLINTON  
ESTATE AGENT



3 x Apts @ 153 Albertbridge Road, Belfast, BT5 4NZ

Prices from £105,000







# 3 x Apts @ 153 Albertbridge Road

Belfast, BT5 4NZ

- 3 x Stunning Refurbished Apts
- Ground Floor 1 Bed with Stunning Master Suite with "Wellness" Area (SALE AGREED)
- Second Floor 1 Bed Apt with Views To Titanic Building & H&W Cranes
- Double Glazed Windows
- Beautifully Finished Shower Rooms
- Price Starting From £105,000
- First Floor Spacious 2 Bedroom Apt (SALE AGREED)
- New Gas Heating Central Heating
- High Spec Kitchens in "Stiffkey" Blue
- Minutes From Belfast City Centre

I am thrilled to offer for sale 3 stunning apartments developed by visionary and creative developers S&G. Thinking outside the box, S & G have made something wonderful here, they wanted to create contemporary, convenient living with all mod cons and aim this development at landlords and Airbnb operators. I can tell you that they have delivered on this with these three wonderful apartments. They have created high spec, easy maintenance properties, close to Central Belfast's amenities that will rent very well!

Completely refurbished to a very high standard, the three properties comprise fitted kitchens finished in stunning "stiffkey" blue with white marble effect worktops and a range of integrated appliances. Each shower room comprise a contemporary shower suite with attractive patterned tiled flooring. The living areas are to the front of the building and are glowing with natural light through their double windows.

Each apartment has something unique and special about them. The beauty of ground floor apartment is the master suite.... simply WOW. If you are an Airbnb Operator or buy to let investor, you will want a property that is "instagrammable" and gets attention... this is the one for you. The large, spacious double bedroom has its own "Wellness" area. Double doors open onto an open air bath. Stylish tiled walls surround the bath while you can lie back in the bubbles and look at the stars. This is a massive selling point and will be very popular with those looking something different and eye catching!

The middle floor has the one and only two bedroom apartment which is very well proportioned and the top floor has a superb one bedroom apartment with views to the iconic S&G cranes and the Titanic Centre.

Due to the proximity to Central Station and Belfast City's many attractions, these properties are absolutely perfect for buy to let investors or Airbnb operators.



## APT 1 - GROUND FLOOR (SALE AGREED)

**Open Plan Living Kitchen** 14'8" x 10'2" (4.487 x 3.114)

**Shower Room** 8'10" x 4'7" (2.7 x 1.4)

**Master Suite** 13'10" x 11'10" (4.22 x 3.61)

## APT 2 - FIRST FLOOR (SALE AGREED)

**Open Plan Living Kitchen** 15'1" x 11'5" (4.6 x 3.5)

**Shower Room** 5'4" x 5'2" (1.63 x 1.6)

**Bedroom** 8'10" x 8'6" (2.7 x 2.6)

**Bedroom** 9'10" x 5'2" (3 x 1.6)

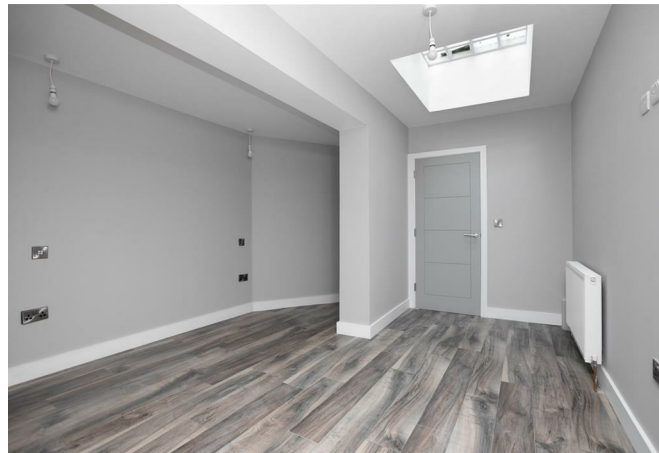
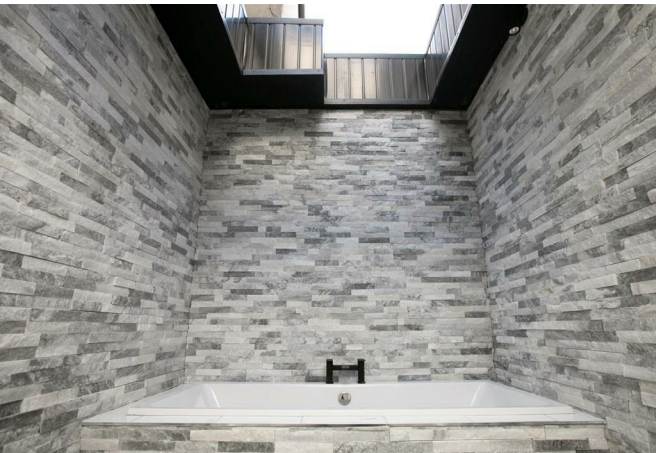
## APT 3 - SECOND FLOOR (SALE AGREED)

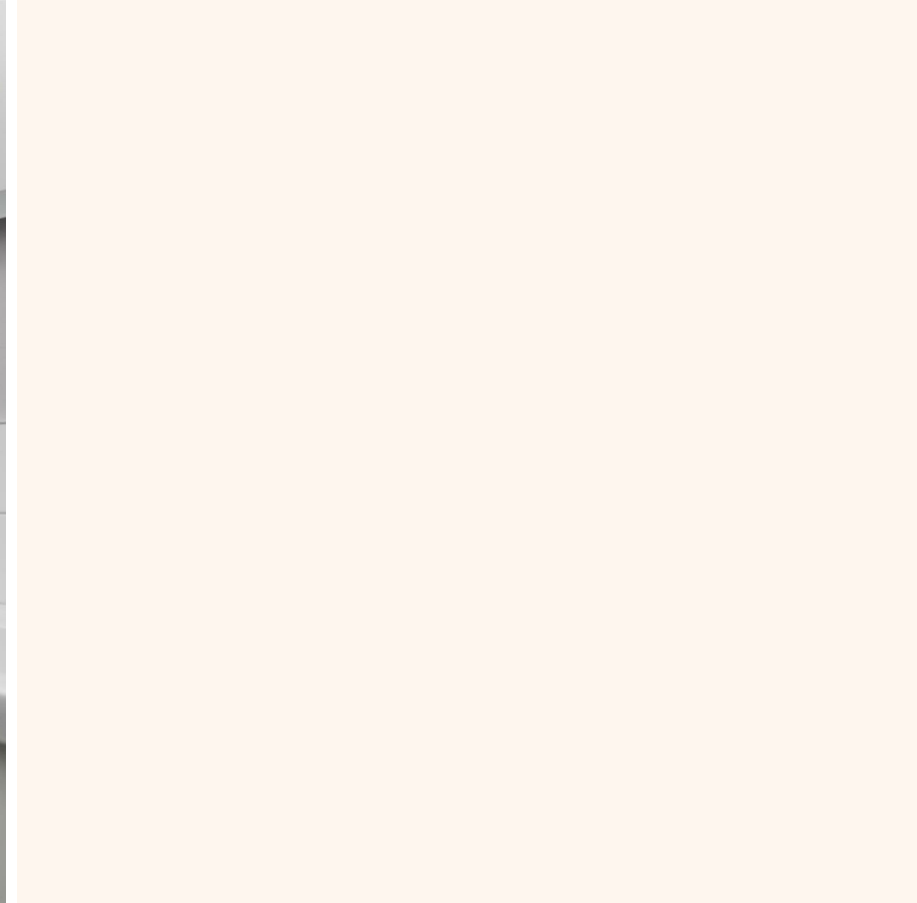
**Open Plan Living Kitchen** 15'2" x 12'3" (4.62m x 3.73m)

**Shower Room** 19'8" x 13'1" x 16'4" x 13'1" (6'4" x 5'4")

**Bedroom** 10'2" x 9'10" (3.10m x 3.00m)

## COMMUNAL AREAS

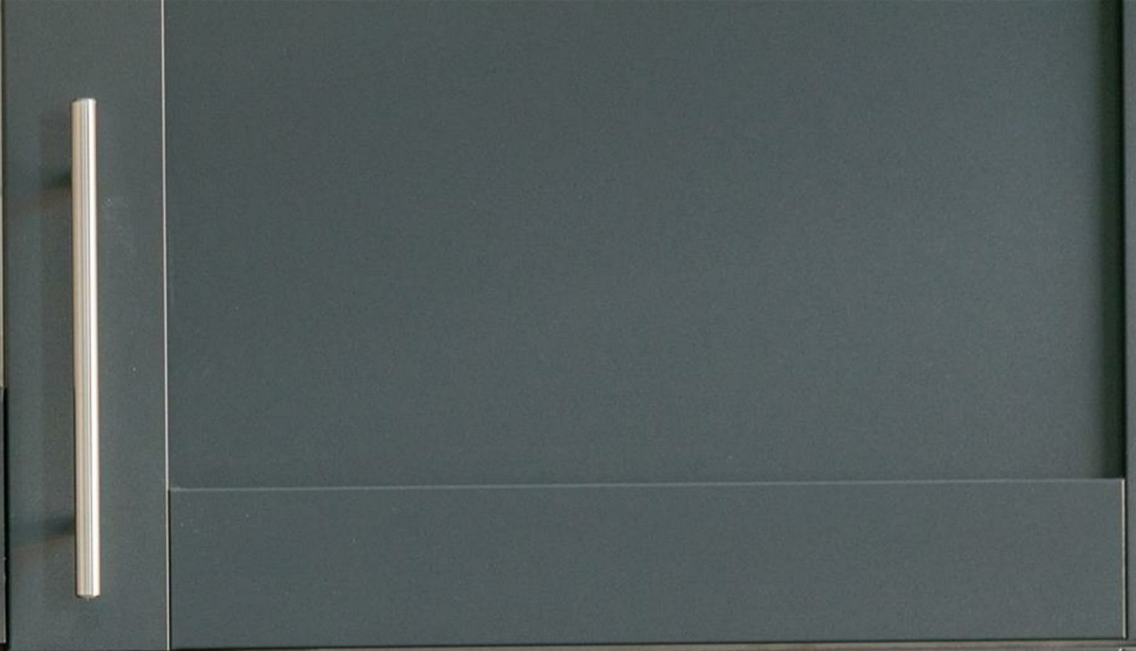




## Directions







## Floor Plans



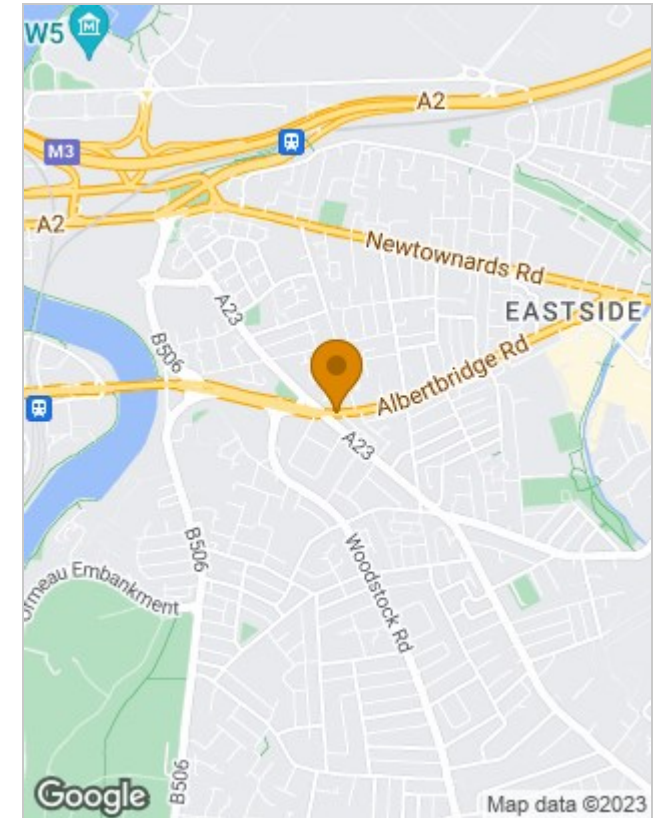
## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	