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12-04 The Arc

Titanic Quarter
BT3 9FH

Offers Over £225,000

12-04 THE ARC, TITANIC QUARTER, BT3 9FH

- 1st Floor City Centre Apartment
- Good Sized Lounge with Dining Area
- Open Plan Modern Kitchen
- 2 Double Bedrooms Including Master with Ensuite Shower Room
- Bathroom with White Suite
- Gas Fired Central Heating/Double Glazed Windows
- Communal Sitting Area with Delightful Views
- Electric Entrance Gates Leading to Allocated Parking Space
- **CASH OFFERS ONLY**
- Convenient City Centre Location

This extremely well presented 1st floor apartment is ideally located in a prime location within this popular city centre development.

The property offers spacious accommodation which is exceptionally well presented by the current owners and offers a warm and homely atmosphere. The generous accommodation includes an open plan lounge and dining area leading to a communal balcony sitting area which has superb views.

Set in a quiet, private and convenient location, convenient to a wide range of city centre amenities, this property can only be fully appreciated on internal inspection.

PROPERTY COMPRISES

Communal front door to communal entrance hall, stairs and lift to 1st floor.

COMMUNAL LANDING Front door to entrance hall, wood stripped floor, storage cupboard.

LOUNGE OPEN PLAN TO DINING AREA 27' 7" x 11' 9" (8.41m x 3.58m) Solid wood flooring, access to communal timber decked sitting area.



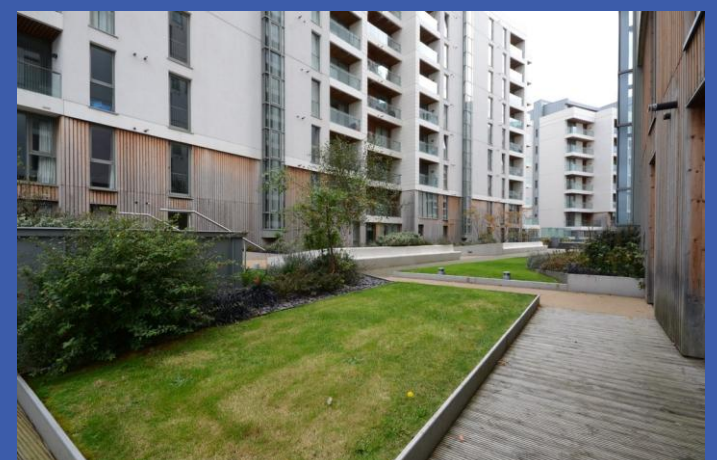
OPEN PLAN TO KITCHEN 7' 5" x 10' 0" (2.26m x 3.05m) Range of high and low level units, work surfaces, 1½ bowl single drainer stainless steel sink unit with mixer tap, Bosch 4 ring gas hob, with electric oven and integrated microwave oven, extractor fan, integrated fridge/freezer, integrated dishwasher, part tiled walls, tiled floor, low voltage spotlights.

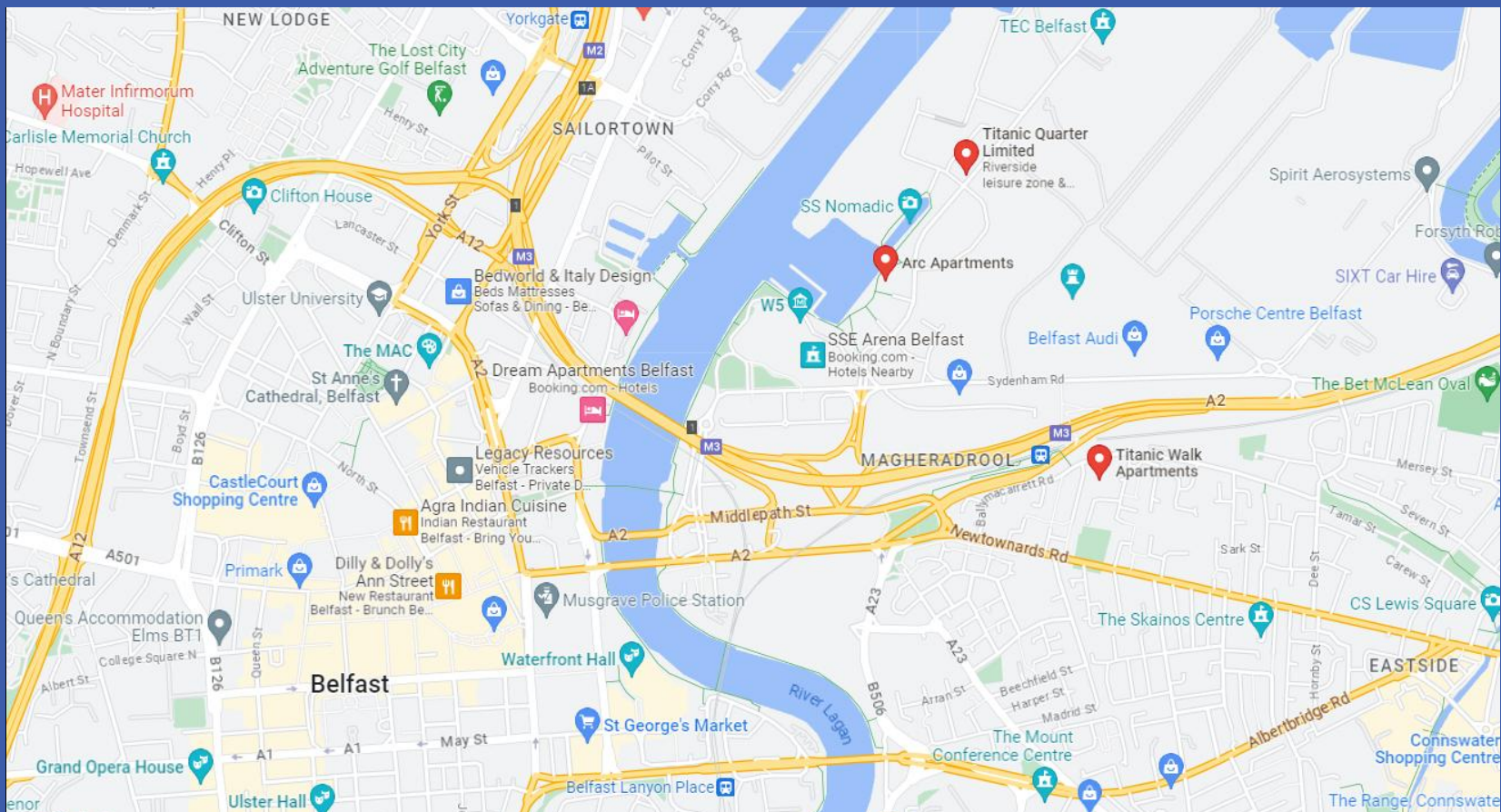
BEDROOM 1 16' 2" x 9' 3" (4.93m x 2.82m) To include ensuite, built in wardrobes and storage.

ENSUITE White suite comprising vanity unit with integrated mirror over, WC, fully tiled shower cubicle, tiled floor, chrome heated towel rail.

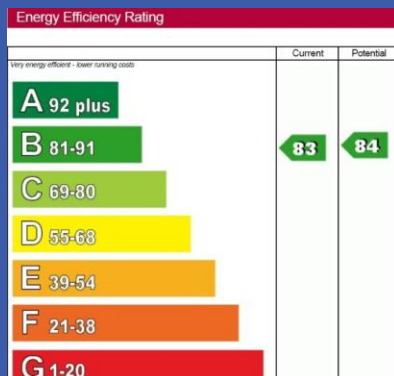
BEDROOM 2 16' 1" x 8' 5" (4.9m x 2.57m)

BATHROOM White suite, comprising vanity unit with integrated mirror over, WC, panelled bath with shower over, tiled floor, low voltage spotlights, extractor fan, chrome heated towel rail.





Directions: Please find map attached



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