

18 Queens Square, Belfast, BT1 3FF

Price: Offers over £219,950





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# Luxury, Style and Location In Highly Regarded Development

**Price:** Offers over £219,950

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Centrally located in one of the City's most sought after residential blocks this magnificent, beautifully presented owner occupied two bedroom apartment presents a fantastic opportunity for owner occupiers and investors alike.

The development offers space, convenience and unparalleled views over the City's main landmarks including Custom House Square, The Albert Clock, Odyssey Arena and the famous Harland and Wolfe cranes.

Immaculately presented throughout this property is an exciting opportunity. Centrally located benefiting from light filled open plan living with large main living room leading to modern kitchen and dining area, Large master bedroom with ensuite, built-ins, balcony perfect for entertaining and large double second bedroom with built-ins all well presented this is sure to appeal.

Location, space and convenience with allocated parking, we highly recommend immediate viewing.



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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Two Large Bedrooms Master with Ensuite And Balcony

Large Balcony

Open Plan Lounge/Dining

Modern Kitchen

Gas Fired Central Heating

Double Glazed Windows

Service Charge- £1920

Rates- £1,434.68

