



D3.6 Whitehall Square, 181 Sandy Row, Belfast, BT12 5EG

Price Guide £150,000

Located on the third floor within this modern apartment complex, D3.6 is a spacious apartment ideal for those seeking city centre convenience. The accommodation comprises an excellent living room open plan to dining area and modern fitted kitchen. There are also two good sized bedrooms and modern shower room. Further benefits include secure parking, gas central heating and double glazed windows. Likely to be off interest to both investors and those looking a City Centre base, viewing is highly recommended. Located just off Bradbury Place, Whitehall Square is within walking distance to the vast array of shops, cafés & restaurants in the surrounding area. Viewing is highly recommended.

- Spacious Two Bedroom Apartment
- Modern Fitted Kitchen With Range Of Built In Appliances
- Modern Fitted Shower Room
- Communal Courtyard / Secure Parking Space
- Ideal Investment Opportunity
- Open Plan Kitchen / Living / Dining Area
- Two Good Sized Bedrooms
- Communal Entrance Hall With Access Via Stairs / Lift
- Within Walking Distance To Belfast City Centre, City Hospital and Queens University Avenue
- EPC B 81

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland			

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL LOBBY

Lift and stairs to..

ON THE THIRD FLOOR

ENTRANCE

Hardwood front door.

RECEPTION HALL



Laminate flooring and built in storage cupboard.

KITCHEN / LIVING / DINING 20'0" x 13'5" (6.1 x 4.1)



Modern kitchen with a range of high and low level units, formica work surfaces, 4 ring gas hob / built in oven, extractor fan, plumbed for washing machine, stainless steel sink unit with mixer tap and drainer, part tiled walls and tiled floor.



BEDROOM ONE 13'9" x 9'6" (4.2 x 2.9)



Laminate flooring, built in wardrobe and Gas boiler.

BEDROOM TWO 14'9" x 9'2" (4.5 x 2.8)



Laminate flooring.

SHOWER ROOM



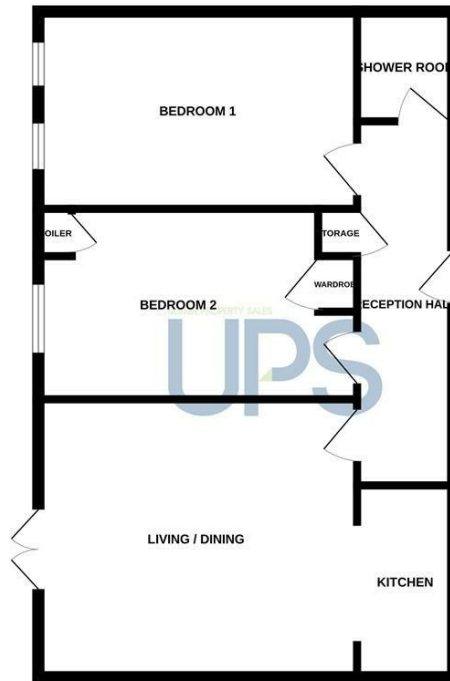
White suite comprising enclosed shower, low flush W.C, pedestal wash hand basin, fully tiled walls and tiled floor.

OUTSIDE

Allocated parking space.

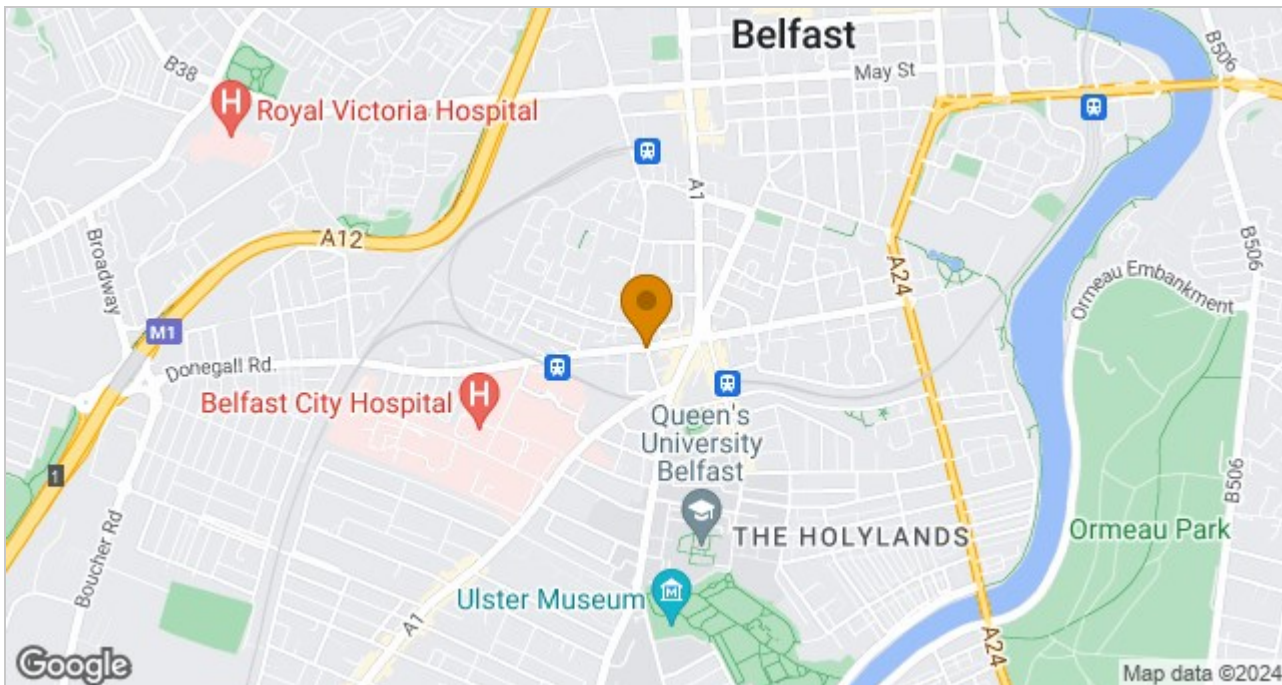
Floor Plan

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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