



This superb modern three-bedroom duplex penthouse apartment occupies an excellent position which is extremely convenient to a range of amenities including Lanyon Train Station and short walking distance of Belfast City Centre.

Internally, the spacious accommodation offers fantastic views extending over the River Lagan to the Craigantlet Hills and Stormont from the exceptional open plan lounge. The superb internal accommodation is further complemented by a modern fitted kitchen and sunroom leading to balcony. There are three well-proportioned bedrooms, a bathroom, additional shower room and mezzanine area ideal for study / work from home area.

Finished to the highest of standards and with its breathtaking views, we are confident that viewers will be extremely impressed, thus we would encourage an early viewing to appreciate it in its entirety.

Offers Around
£295,000

Apt 10,
St Georges Harbour,
Belfast,
BT1 3SG

Viewing by
appointment
through agent
028 9066 3030

- Stunning three-bedroom penthouse apartment
- Secure access to stairs and lift
- Entrance hall with storage cupboards
- Lounge with fantastic views across the River Lagan
- Modern kitchen with range of integrated appliances
- Sunroom with access to balcony
- Three well proportioned bedrooms
- Family bathroom and additional shower room
- Two secure allocated parking spaces
- Gas fired central heating



The Property Comprises:

Ground Floor

Solid secure entrance door to block communal area. Stairs and lift to upper floors.

Solid wooden door into apartment.

RECEPTION HALL: Storage cupboard with electric, plumbed for washing machine and space for tumble dryer, additional storage in understairs storage. Solid wood floor.

LIVING ROOM: 26' 4" x 14' 6" (8.03m x 4.42m) (at widest points). Part double height ceiling, large windows giving natural light and views across River Lagan.



KITCHEN: 10' 4" x 7' 5" (3.15m x 2.26m) Modern fitted kitchen with range of high and low level units, four ring induction hob with glass splashback and stainless steel and glass extractor fan, integrated oven, integrated microwave, single drainer stainless steel sink unit, wooden floor.



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DINING/SUN ROOM: 16' 4" x 7' 7" (4.98m x 2.31m) Vaulted ceiling with large windows giving additional natural light and views across the River Lagan, patio door to generous balcony, wooden floor.



PRINCIPAL BEDROOM: 17' 10" x 9' 8" (5.44m x 2.95m) Built-in wardrobe, patio doors to sunroom/dining room.



BATHROOM: White suite comprising panelled bath with shower attachment, separate shower cubicle with drying area, chrome shower and separate telephone hand shower, low flush wc, wash hand basin, chrome heated towel rail, door to built-in storage, gas boiler, part tiled walls, ceramic tiled floor.



First Floor

LANDING: Generous mezzanine area ideal for second living space or study area. Access to floored roofspace.

BEDROOM (2): 11' 6" x 9' 8" (3.51m x 2.95m) Velux window.



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BEDROOM (3)/STUDY: 9' 8" x 8' 11" (2.95m x 2.72m) Velux window.

SHOWER ROOM: Modern white suite comprising shower cubicle with PVC panels, low flush wc, wash hand basin with vanity unit, chrome heated towel rail, Velux window, part tiled walls, ceramic tiled floor.



Outside

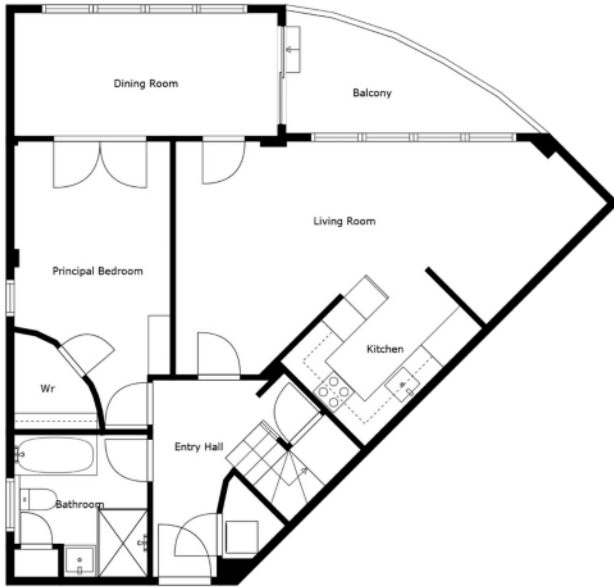
Garage parking accessed via remote control.

Management company

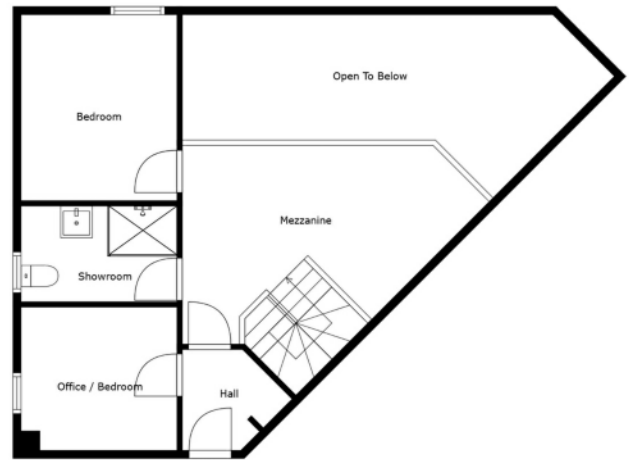
St George's Harbour Management Company Ltd

Management Fee: £1,337.63 twice yearly.



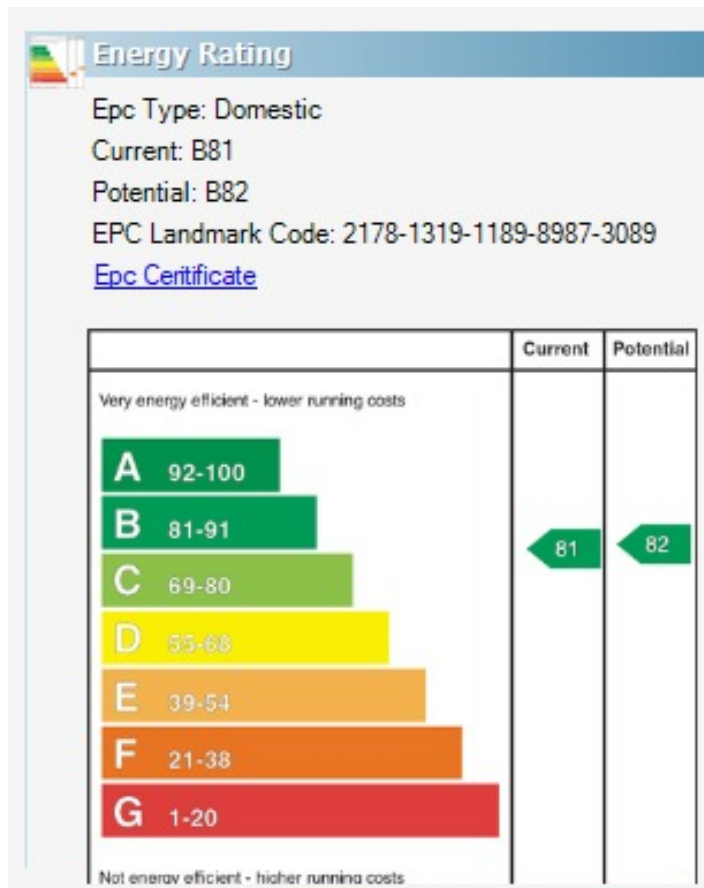


Floor 1



Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Heading into Belfast go over Albert Bridge and St Georges Harbour is immediately on the left.



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Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
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