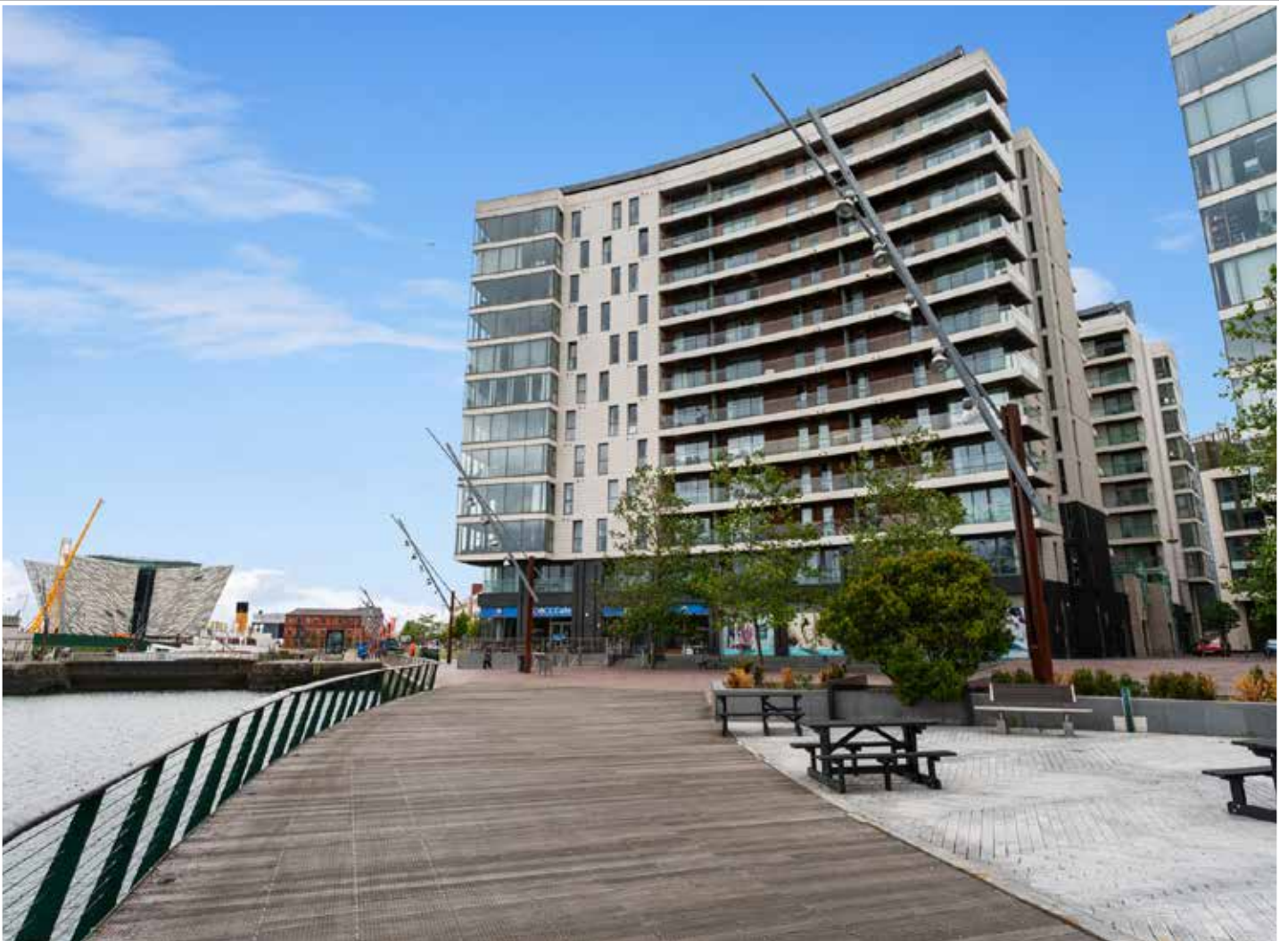


simon**BRIEN**
RESIDENTIAL

9-48 The Arc,
Belfast, BT3 9FL



Asking Price £160,000

Telephone 02890 668888
www.simonbrien.com



DESCRIPTION

Titanic Quarter is Europe's largest, most exciting mixed use waterfront development. Creating a new maritime quarter, consisting of 185 acres combining a variety of uses including residential, business, leisure & tourism and education to create a vibrant new community for the city.

This development has been finished to an exceptional standard and the apartment boasts all the attributes of modern living. This development occupies a fantastic site at Abercorn Basin with the hustle and bustle of Belfast City Centre within easy walking distance. Internally the apartment benefits from two bright bedrooms, master bedroom with suite, a separate luxury bathroom and fully fitted kitchen with built in appliances open to a stunning reception with casual dining area and sliding doors leading to a balcony.

The apartment also features auto-intercom system, surround sound and private underground parking accessed through electronically controlled gates. Early viewing is highly recommended to avoid disappointment.

KEY FEATURES

- Well Presented One Bed Apartment
- Located In The Prestigious Arc Development
- Bright And Spacious Open Plan Kitchen / Living / Dining Room
- Modern Kitchen With Fitted Appliances
- One Spacious Bedroom
- Contemporary Modern Bathroom
- Finished To An Exceptional Standard Throughout
- Private Allocated Parking Through Electronically Controlled Gates
- TV Tel Intercom Entry
- Gas Fired Central Heating
- Available For Occupation September 2020



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Communal entrance hall with lift access and stair access to all floors

NINETH FLOOR

ENTRANCE HALL:

Hardwood front door into reception hall with laminate effect wooden flooring, built in utility storage that is plumbed for washing machine with access to electric meter and access to gas boiler



FAMILY BATHROOM:

White suite comprising, low flush WC, floating wash hand basin with chrome mixer tap and built in vanity unit, push button panelled bath with fixed glass door, shower with chrome thermostatic control valve and telephone attachment, part tiled walls, tiled floor, chrome heated towel rail



BEDROOM (1):
14' 5" x 10' 0" (4.39m x 3.05m)

Outlook to front



KITCHEN/DINING/LIVING SPACE:
23' 0" x 13' 0" (7.01m x 3.96m)

Living/dining area with laminate effect wooden flooring, uPVC doubled glazed sliding doors to Juliette balcony with glass screen and views across Belfast harbour.

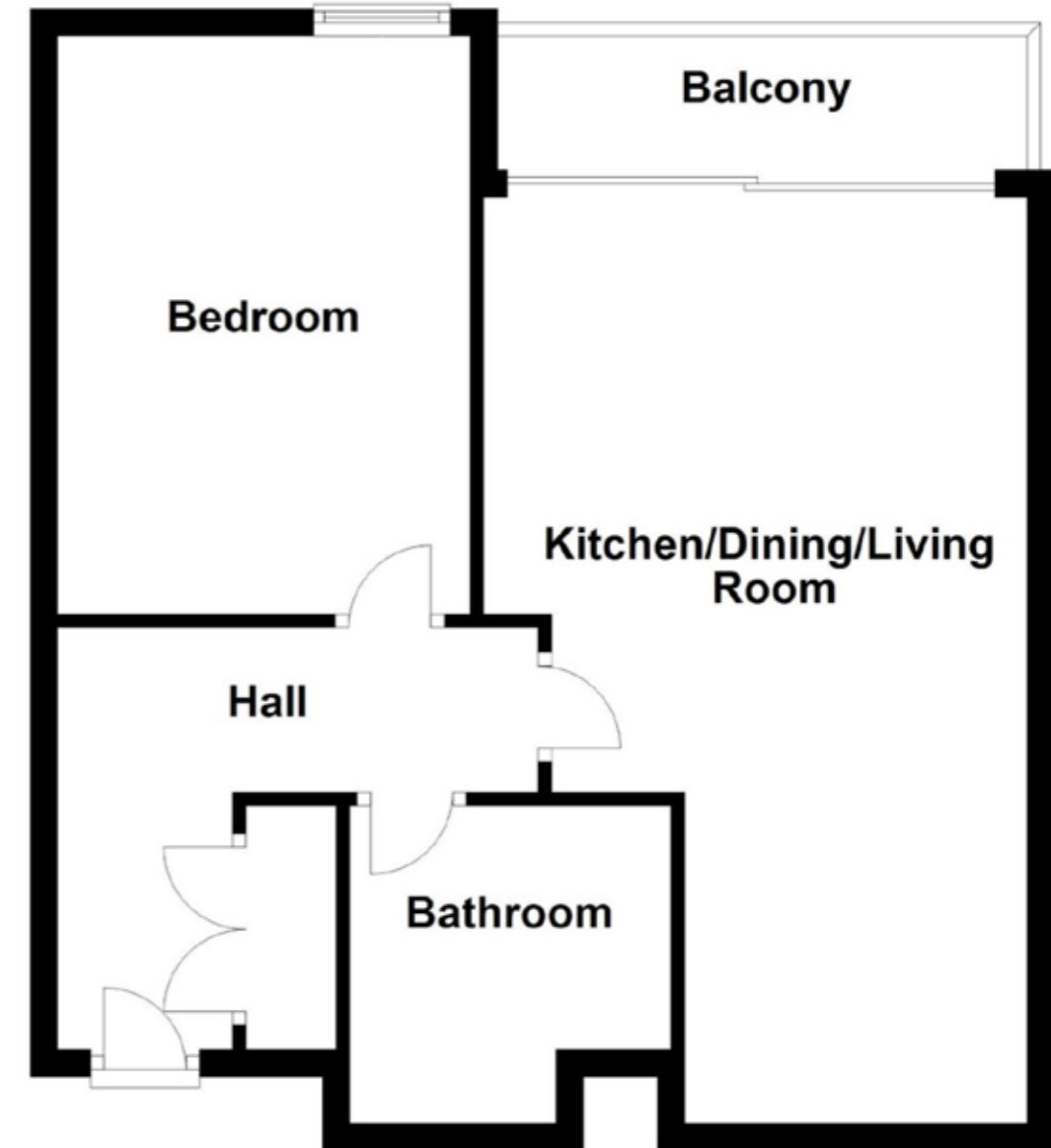


KITCHEN:

Kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with mixer tap, 4 ring gas hob with stainless steel extractor fan, part tiled walls, built in dishwasher, built in fridge freezer, laminate effect flooring, low voltage recessed spotlighting, space for casual dining



Ground Floor



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/24/SD



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