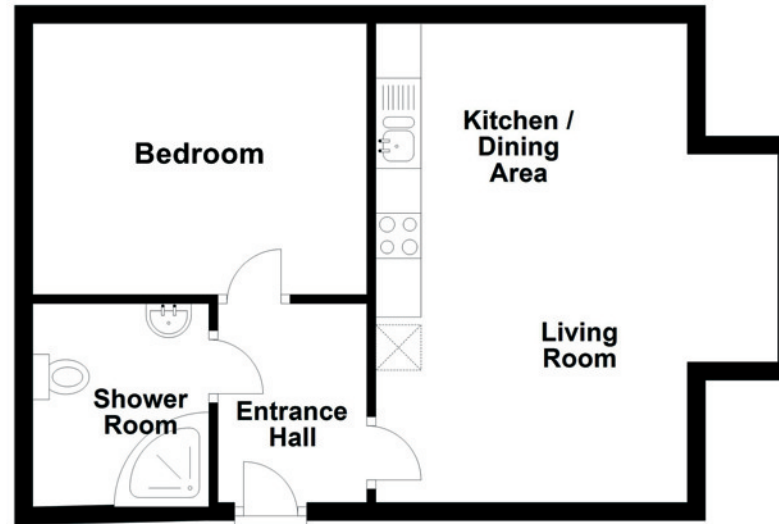




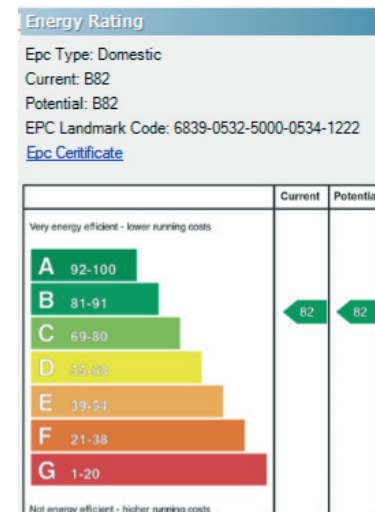
Second Floor
Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 40.8 sq. metres (439.0 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Apt 8 1 Utility Street



Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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Beautifully presented and modern, this third floor apartment was constructed in 2021. It has its own allocated car park and is situated off Donegal Road and close to a train station and the Belfast City Hospital giving easy access to Belfast City Centre and the Westlink as well as Queen's University and Lisburn Road. The bright and airy spaces are comprised of a good size living space, a kitchen with integrated appliances, and dining area. The shower room is luxuriously large with excellent storage room and the elegant double bedroom that provides ample space for furniture. Additional features include gas heating, double glazing and a modern finish of all communal areas. Properties in this area are in high demand and very popular with investors and first-time buyers, early viewing is highly recommended.

Offers Over
£134,950

Apt 8, 1 Utility Street,
BELFAST,
BT12 5JS

Viewing by
appointment with
& through agent
028 9066 3030



Apt 8, 1 Utility Street,
BELFAST,
BT12 5JS

Property Features

- Fantastic one bedroom apartment situated in a sought-after location close to Belfast City Centre
- Bright and spacious lounge with dining area
- Contemporary open plan kitchen with range of integrated appliances
- Large double bedroom
- Luxury shower room with storage
- Gas central heating/double glazing
- Allocated car parking space
- Perfect first-time buyer or investment opportunity
- Early viewing highly recommended

Location:

Leaving Lisburn Road towards Belfast City Centre, turn left onto Sandy Row then take the first left onto Donegall Road. Utility Street is third on the right.

Property Comprises

Third Floor

Front door to . . .

HALLWAY: Storage cupboard with gas boiler, intercom.

LIVING ROOM OPEN PLAN TO KITCHEN: 17' 6" x 14' 9" (5.33m x 4.5m) Tiled flooring, open plan to modern fully fitted kitchen with range of high and low level units, built-in oven, ceramic hob and extractor, integrated fridge freezer and washer/dryer.

BEDROOM: 12' 2" x 9' 7" (3.71m x 2.92m) Carpeted, two Velux windows.

SHOWER ROOM: 7' 4" x 6' 8" (2.24m x 2.03m) Low flush wc, wash hand basin, walk-in corner shower, tiled flooring, part tiled walls, Velux window, chrome heated towel rail, extractor fan, under eaves storage cupboard.

Management company

AM:PM

Service Charge

£43 per month

