

simon**BRIEN**  
RESIDENTIAL

702 The Lucas Building,  
Belfast, BT2 8HB



Offers Over £295,000

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#### KEY FEATURES

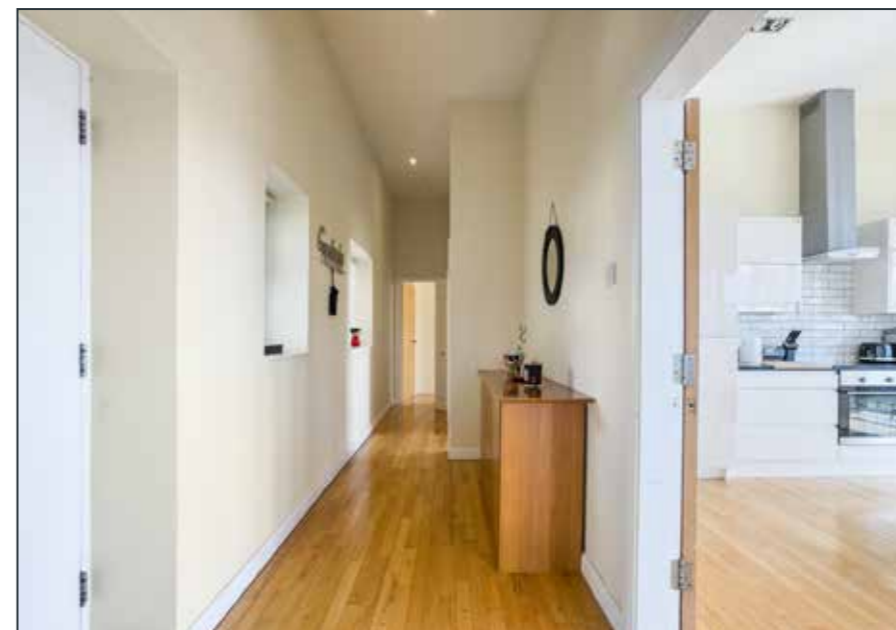
- Magnificent Seventh Floor Penthouse With Superb City Centre Views
- Secure Communal Front Door & Well Presented Communal Areas & Lift Access To The 7th Floor
- Double Glazed Windows
- Gas Heating Including Underfloor Heating In The Lounge, Hall and Kitchen Areas
- Remote Control Entrance Gates Leading To Covered Allocated Parking Space
- Modern Spacious Bathroom
- Three Bedrooms, Master With Ensuite Shower Room
- Modern Fitted Kitchen With Island Unit & Integrated Appliances
- Spacious Lounge With Dining Area
- Convenient To The City Centre
- 2 Allocated Parking Spaces

#### SUMMARY

This superb penthouse apartment is on the seventh floor and is ideally located in one of Belfast's most exclusive developments situated in a prime position in the City Centre, yet offering secure private surroundings.

The apartment is both bright and spacious and offers uninterrupted views over the City Centre.

Ideal for those who want modern City Centre living. Viewing is highly recommended.



#### ACCOMMODATION

#### SEVENTH FLOOR

##### ENTRANCE

##### ENTRANCE HALL:

Oak wood strip floor.

##### UTILITY CUPBOARD:

Plumbed for washing machine.

**LIVING OPEN TO KITCHEN AND DINING**  
**34' 1" x 17' 2" (10.39m x 5.23m)**

Range of high and low level high gloss units with appliances and polished granite work surfaces. Fridge freezer. 4 ring ceramic hob and stainless steel eye level oven. Central island with polished granite work surfaces. Stainless steel 1.5 bowl sink unit with mixer taps, built in dishwasher. Stunning views over South of the City.



**BEDROOM (1):**  
**16' 9" x 9' 8" (5.11m x 2.95m)**

Wood strip floor, stunning views over city.

**ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle with thermostatic shower, low flush WC, semi pedestal wash hand basin with mixer taps, fully tiled walls, oak floor.



**BEDROOM (2):**  
14' 1" x 9' 2" (4.29m x 2.79m)

Built in wardrobe, oak wood flooring, stunning views.



**BEDROOM (3):**  
13' 1" x 11' 6" (3.99m x 3.51m)

Oak wood strip floor.



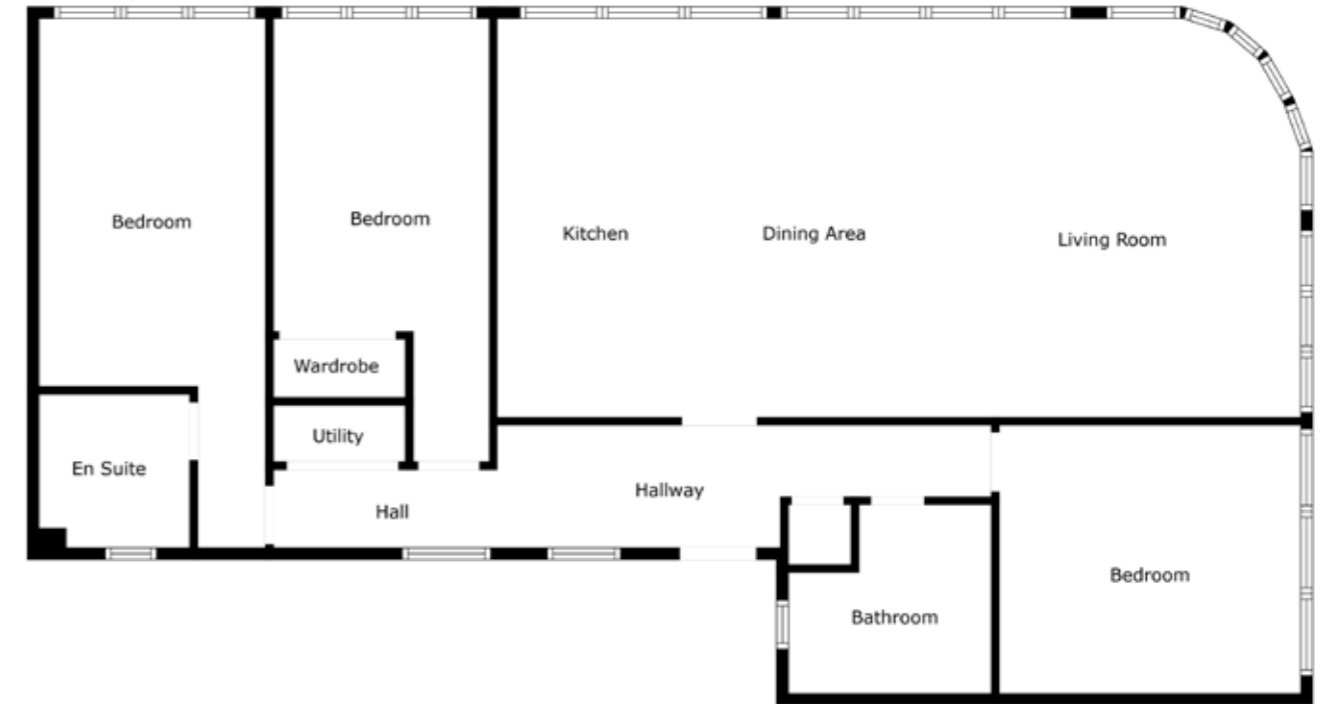
**BATHROOM:**

White suite comprising: panelled bath with mixer taps, low flush WC, semi pedestal wash hand basin with mixer taps, fully tiled shower cubicle with thermostatic shower, chrome towel radiator, fully tiled walls, ceramic tiled floor.

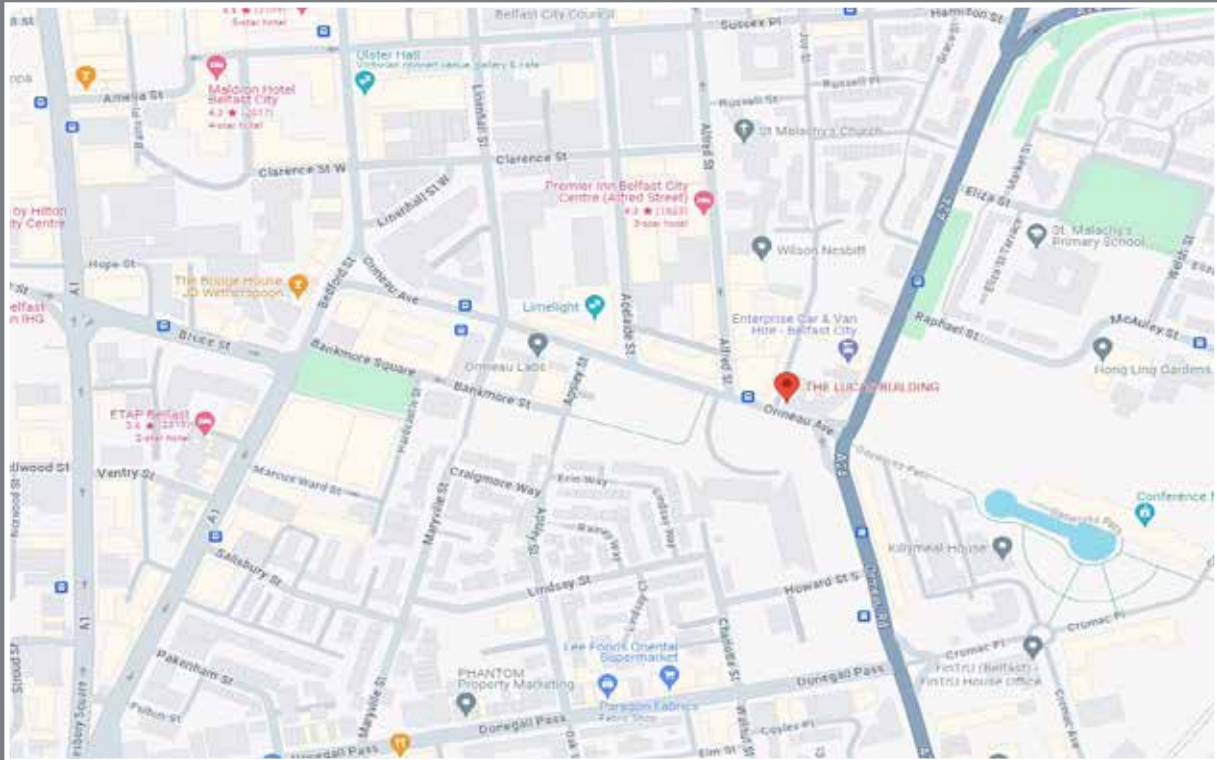


**OUTSIDE**

Two secure parking spaces with electric roller door.



# 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](http://www.simonbrien.com)

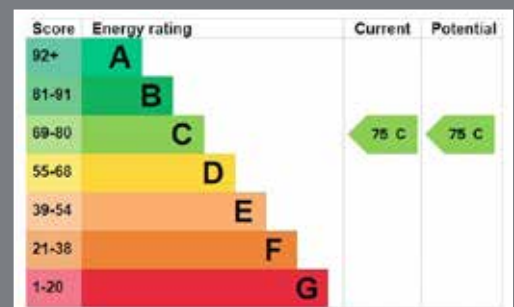


## Lettings Department

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: SHJD/G/24/AN



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