



Apt, 613 College Court Central, 56 King Street, Belfast, BT1 6BZ

Price Guide £130,000

This modern sixth floor apartment offers city centre living complete with a range of modern conveniences. Bright and spacious throughout the property comprises kitchen, open plan living/dining room, two double bedrooms (master with en-suite) and modern bathroom suite. Further benefits include stunning views over the city centre, gas fired central heating and double glazed windows. Within minutes walk of the city centre shops, bars and restaurants this would be an ideal base for any professional or investor alike. Viewing is highly recommended.

- Sixth Floor Apartment
- Two Good Size Bedrooms (master with ensuite)
- Open Plan Kitchen / Living Area
- Modern Bathroom Suite
- Gas Fired Central Heating
- Double Glazed Windows
- Prime City Centre Location

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <small>Key: energy efficient - lower running costs</small> | | | |
| (92-100) A | | | |
| (81-91) B | | 83 | 83 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Intercom system and benefits from both stair and lift access.

ON THE SIXTH FLOOR

ENTRANCE HALL

Built in storage.

LOUNGE



Laminate flooring.

OPEN PLAN 35'5" x 12'5" (10.8 x 3.8)



KITCHEN



Modern range of high and low level units with formica worktop, single drainer stainless steel sink unit, plumbed for washing machine, 4 ring gas hob, built in oven, extractor fan and laminate flooring.

BEDROOM ONE 12'1" x 9'6" (3.7 x 2.9)



ENSUITE

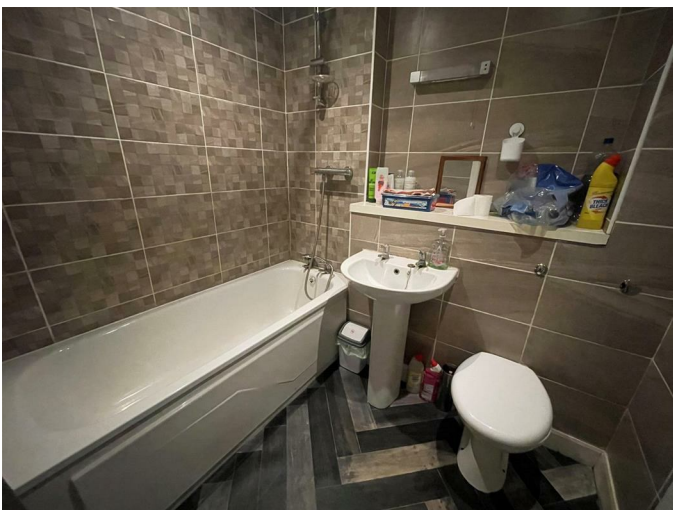


White suite comprising, low flush wc, pedestal wash hand basin, shower cubicle, part tiled walls and vinyl flooring.

BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)



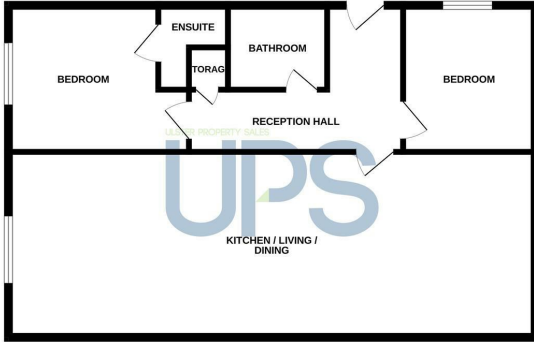
BATHROOM 6'2" x 5'6" (1.9 x 1.7)



White suite comprising panel bath with shower over, pedestal wash hand basin, low flush w.c. fully tiled walls and vinyl floor.

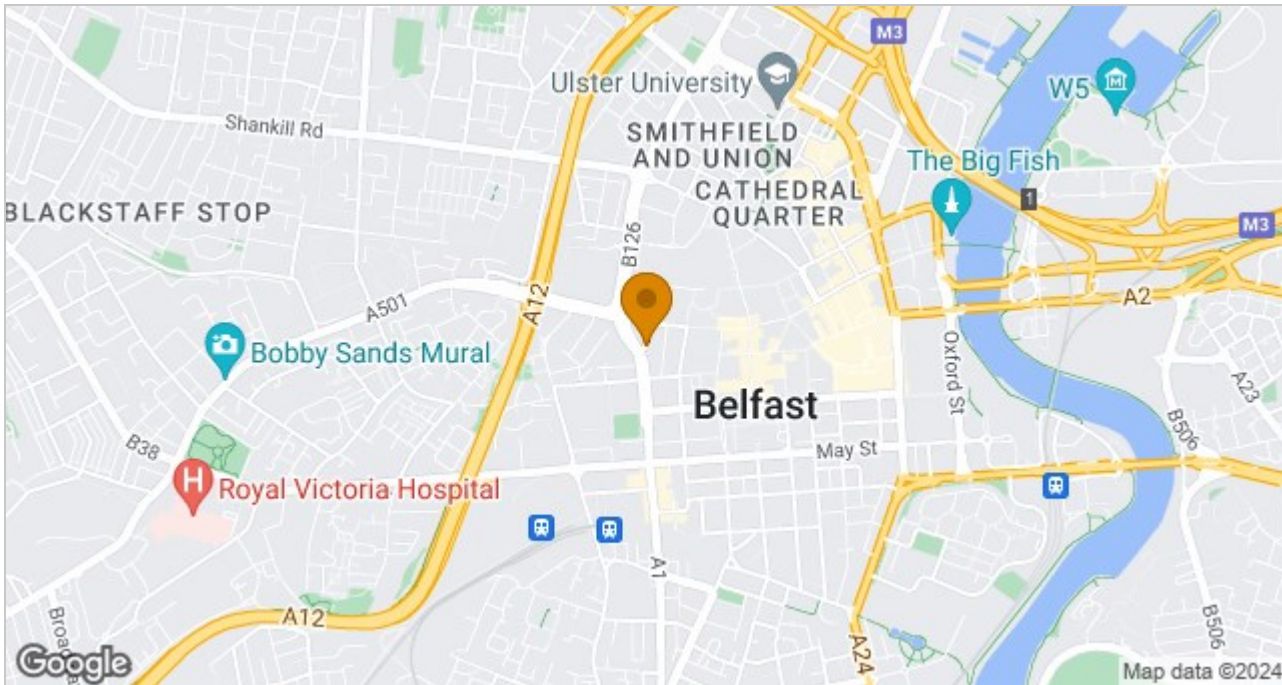
Floor Plan

SIXTH FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the measurements of plots, sections, areas and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The correct figures and dimensions should be used for all legal and planning purposes. Map data ©2024

Area Map



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