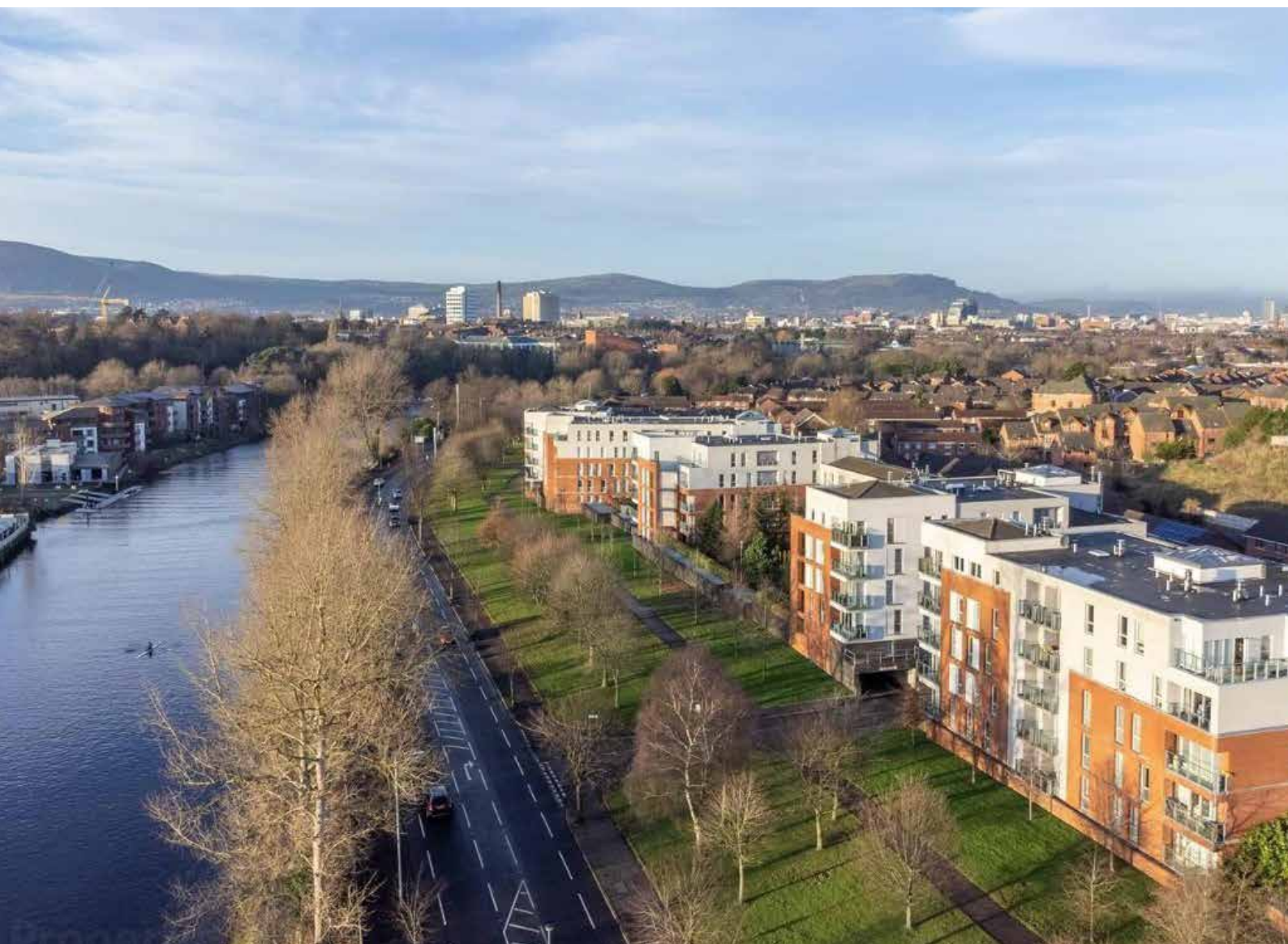


For Sale

Asking Price: £165,000

SimonBrien



32 The Hull Building,
Belfast, BT7 3NE

simonbrien.com

Description

Fourth floor apartment with views over the River Lagan, in the Embankment Development, one of Belfast's most desirable apartment schemes. Finished to a high standard, the purchaser will have little to do but move in.

The accommodation comprises a bright and spacious lounge, modern fitted kitchen with a full array of built in appliances, well proportioned bedroom, bathroom with white suite, a large private south facing balcony and underground designated car parking.

Conveniently located to Queens University, Stranmillis College, Forestside Shopping Centre and Belfast City Centre. Shops, cafes and restaurants in both Stranmillis and on the Ormeau Road, are easily accessible. The Lagan Towpath with river walks, and Belfast and Queens Boat Clubs, are added attractions.

Likely to be of interest to the investor or first time buyer. Viewing is by private appointment through our South Belfast office on 028 9066

Accommodation

COMMUNAL ENTRANCE HALL
Lift or stair access to each floor.
Main front door to

ENTRANCE HALL
Semi solid oak flooring.
Enclosed storage area.

LOUNGE/DINING AREA: Semi solid oak flooring.



Special Features & Services

- Fourth floor penthouse apartment
- One reception
- Contemporary fully fitted kitchen with built-in appliances including built in oven, ceramic hob and external fan, integrated fridge freezer and integrated washer/dryer
- Modern style shower room in white, with ceramic wall and floor tiles
- One double bedroom with built in wardrobe.
- Semi solid oak flooring throughout
- Brushed steel switches and sockets
- Gas heating / Double glazed
- Large south facing balcony
- Private underground car parking with electric gates
- Communal garden areas

KITCHEN/LIVING:
22' 2" x 14' 3" (6.76m x 4.34m)
Contemporary style fitted kitchen with a range of high and low level built in white gloss units, built in oven, ceramic hob, stainless steel extractor fan, integrated fridge freezer and washer dryer, part tiled walls, semi solid oak flooring.

LARGE SOUTH FACING PRIVATE BALCONY



BEDROOM (1):
14' 7" x 8' 4" (4.44m x 2.54m)
Semi solid oak flooring. Built in wardrobe



SHOWER ROOM
White suite comprising, tiled shower cubicle with electric shower unit, low flush w.c, wash hand basin with mixer taps, part tiled walls, tiled floor.

OUTSIDE
Landscaped communal gardens, facing the River Lagan and Towpath.

Underground secure car parking for one car. Ample visitor parking.



VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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