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12-02 Obel Building
62 Donegall Quay
BT1 3NH
Offers Over £175,000

12-02 OBEL BUILDING, BT1 3NH

- Superb 12th Floor Apartment in a Prime City Centre Location
- Good Sized Lounge with Stunning City Centre Views
- Open Plan Fitted Kitchen
- 1 Double Bedroom
- Bathroom with White Suite
- Well Presented Throughout
- Electric Heating / Double Glazed Windows
- Secure Allocated Car Parking Space
- Convenient to City Centre Amenities
- Ideal for Investors and Owner Occupiers

This superb apartment is ideally located on the 12th floor of this ever popular and extremely convenient apartment development in Belfast City Centre.

The spacious accommodation centres around the generous, living area which is open plan to the kitchen and dining area and offers superb views over Belfast. In addition, there is a good sized bedroom and a main bathroom.

The property benefits from superb, uninterrupted views over Belfast and there is also access via electric gates to allocated residents parking.

This property will appeal to owner occupiers and investors and can only be fully appreciated on internal inspection.

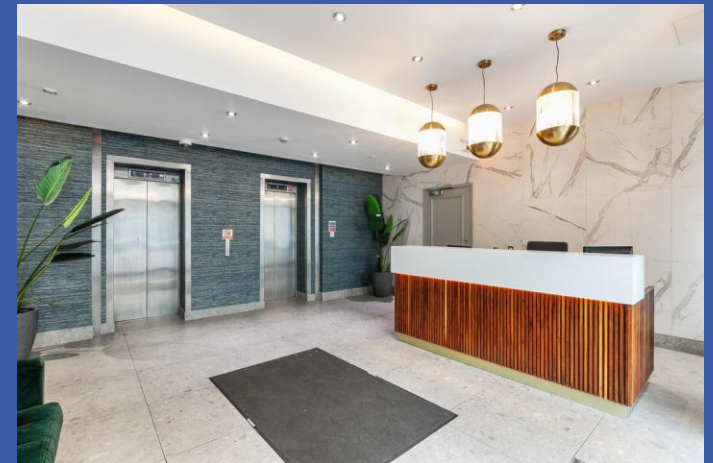
PROPERTY COMPRISES

Secure communal front door to communal entrance hall, lifts and stairs to 12th floor, communal landing, front door to entrance hall.

ENTRANCE HALL Wood flooring, low voltage spotlights, utility cupboard with plumbing for washing machine and storage area.

LOUNGE WITH DINING AREA OPEN PLAN TO FITTED KITCHEN 22' 6" x 10' 10" (6.86m x 3.3m)

(overall @ widest points) Lounge: Wood flooring and superb views over Belfast city centre and low voltage spotlights.



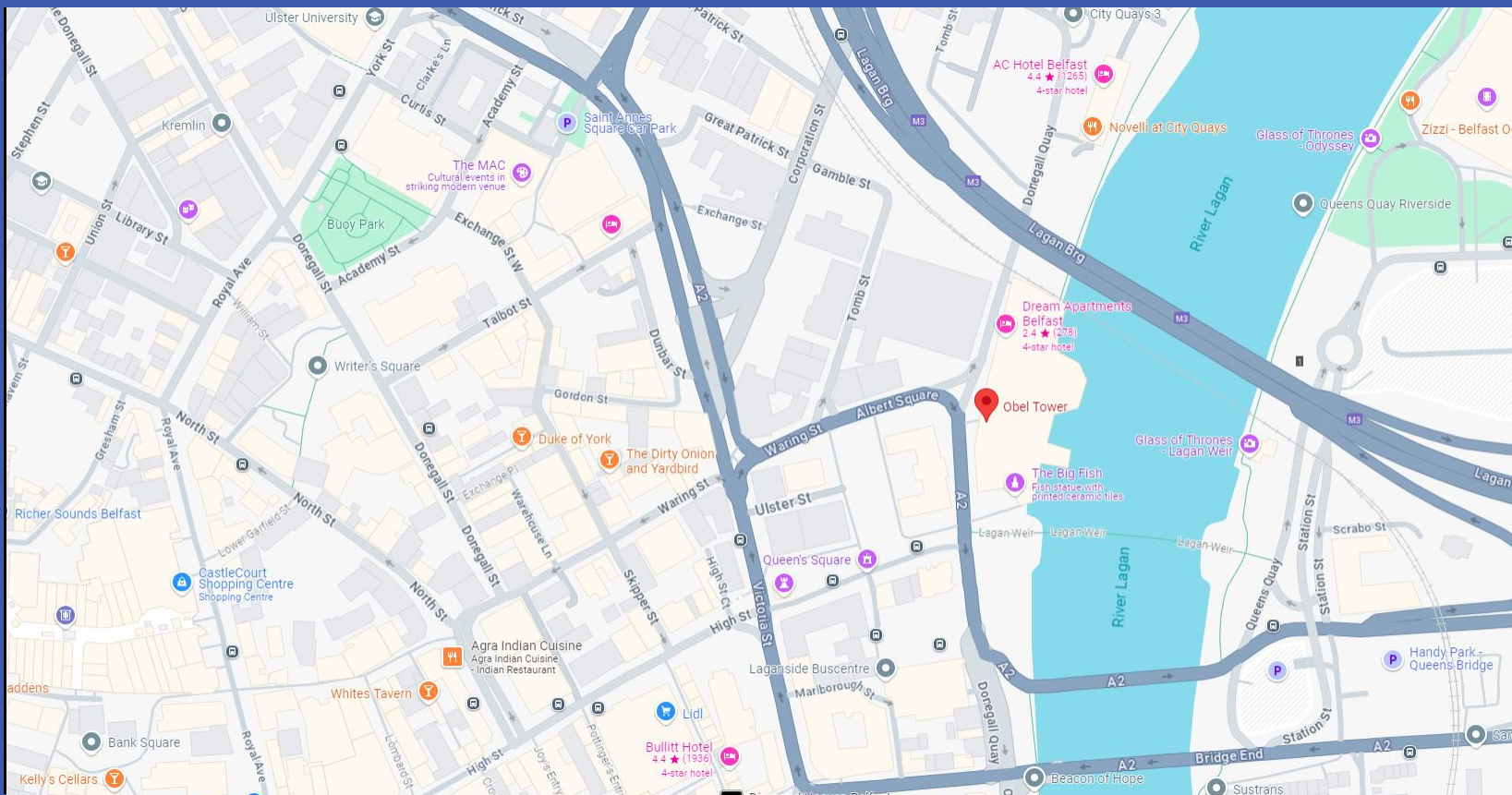
Kitchen: Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, Gorenje 4 ring hob with extractor fan over and electric oven under, integrated fridge/freezer, plumbed for dishwasher, part tiled walls, low voltage spotlights, concealed under unit lighting.

BEDROOM 12' 2" x 8' 11" (3.71m x 2.72m)

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower over, pedestal wash hand basin, WC, integrated mirror, tiled floor, chrome heated towel rail, part tiled walls, low voltage spotlights, extractor fan.

OUTSIDE Secure entrance gates leading to underground allocated car parking space.





Directions:
Belfast City Centre

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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