



This superb third floor loft style apartment is situated just off the Dublin Road in an excellent location, just a few minutes walk from a host of amenities including shops, bars and restaurants and also extremely convenient to Belfast City Centre either on foot or by car.

The spacious accommodation is complemented by a range of individual features including an exposed brick wall, elevated ceilings and solid wood strip flooring, which serve only to add to the character and airy feeling of the property as a whole.

With its unique design, superb location and excellent standard of finish, this property is sure to appeal to a wide range of prospective purchasers and as such, an early viewing is highly recommended to avoid disappointment.

Offers Over  
£197,500

306 Somerset Studios,  
Marcus Ward Street,  
BELFAST,  
BT7 1RP

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Viewing by  
appointment  
through agent  
028 9066 3030

- Third Floor Loft Style Apartment with Beautiful Features Including; High Ceilings, Exposed Brick Walls, Wood Strip Floor
- Communal Hall with Stairs and Lift
- Entrance Hall with Cloaks Cupboard
- Spacious Lounge Open Plan to Dining Area with Faux Balcony
- Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Two Well Proportioned Bedrooms, One with Ensuite Shower Room
- Modern Bathroom
- Gas heating / Double Glazed Windows
- Secure Car Parking Space Accessed Via Electric Gates
- Walking Distance of Many Amenities in the City Centre Including; Public Transport, Shops, Bars, Restaurants and Entertainment Areas
- Suitable for a Wide Range of Potential Purchasers including Owner Occupiers and Investors Alike

The Property Comprises:

Ground Floor

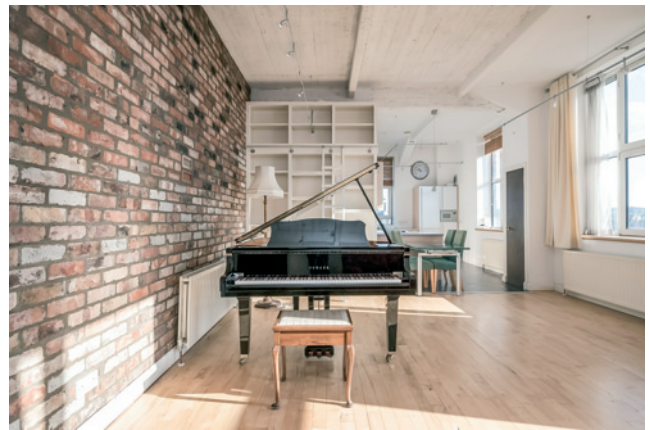
COMMUNAL HALL: Stairs and lift to third floor.

Third Floor

Hardwood front door to ..

ENTRANCE HALL: Solid wooden floor, cloaks cupboard.

LOUNGE: 15' 7" x 16' 4" (4.75m x 4.98m) (at widest points) Solid floor, exposed brick, built-in book shelves, faux balcony (City views to Cavehill).



Open plan to . .

CASUAL DINING AND MODERN FITTED KITCHEN: 15' 2" x 9' 6" (4.62m x 2.9m) (at widest points) Range of high and low level units, 1.5 bowl stainless steel sink unit with drainer, integrated Whirlpool microwave, integrated oven, Neff 4 ring gas hob, Blanco stainless steel extractor fan, stainless steel splashback, ceramic tiled floor, gas boiler.



BEDROOM (1): 17' 6" x 9' 5" (5.33m x 2.87m) (at widest points) Solid wood floor, high cabinet.

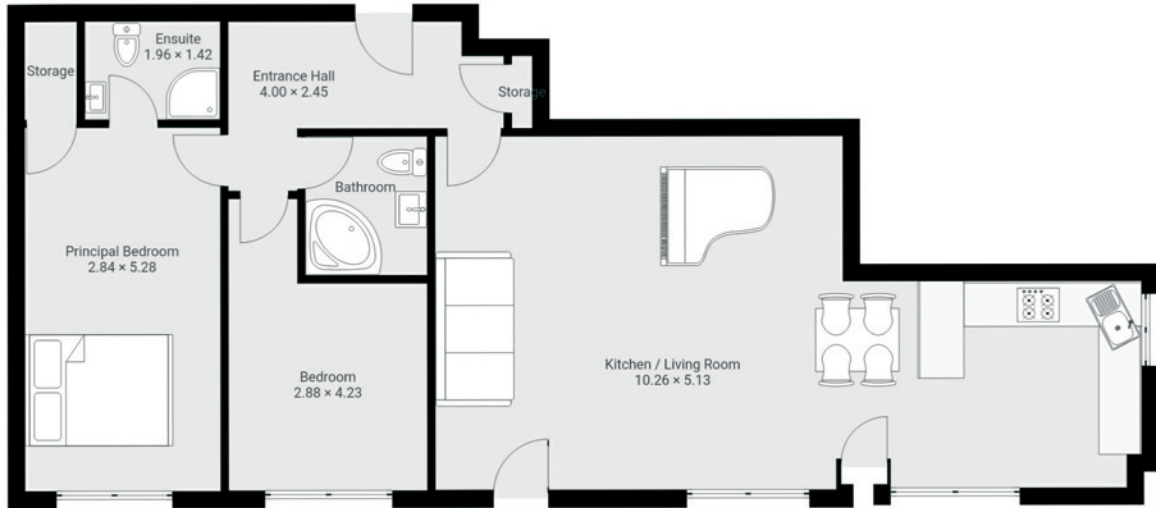
ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, extractor fan.



BEDROOM (2): 14' 9" x 9' 5" (4.5m x 2.87m) Solid wood floor, high cabinets.

MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, corner panelled bath, ceramic tiled floor, part tiled walls, extractor fan.





THIS FLOORPLAN IS PROVIDED AS AN ILLUSTRATION ONLY.

## Outside

Gated access to covered car parking space.

MANAGEMENT COMPANY: MB Wilson

SERVICE CHARGE: £1400 per annum (approx).

## Location:

Leaving Belfast City Centre on the Dublin Road turn left just before Tesco store onto Marcus Ward Street, continue to the end and turn right for apartment.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

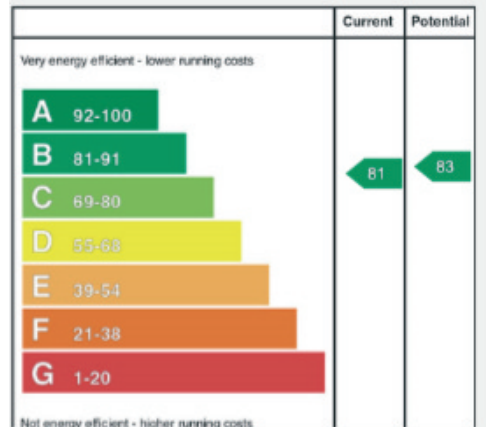
Epc Type: Domestic

Current: B81

Potential: B83

EPC Landmark Code: 2050-5300-3140-3595-0891

[Epc Certificate](#)



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