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13-07 Obel, 62 Donegall Quay

Belfast
BT1 3NH

Offers In Region Of £209,950

13-07 OBEL, 62 DONEGALL QUAY, BT1 3NH

- Two Bedroom Apartment Within Exclusive City Centre Development
- Excellent Views Of Belfast And The River Lagan
- Bright Spacious Living / Dining Room
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Bathroom With Contemporary White Suite
- Utility And Storage Cupboard
- Double Glazed Throughout & Dimplex Electric Heating
- Secure Underground Car Parking Space
- Currently Let Until 31st May 2025 (£1,350 per Month)

This magnificent apartment is centrally located in Belfast in the iconic Obel tower, which is visible throughout the City from its site on the banks of the River Lagan, offering exceptional views of the City centre and Belfast Lough.

The Obel is at the forefront of Belfast's renaissance, having reshaped the city's skyline as the tallest building in Ireland. It represents the pinnacle of City centre living and the ideal home for young professionals.

Located adjacent to the vibrant Cathedral Quarter there are a wide range of high-calibre restaurants and bars close by and the popular concert venue Custom House Square is in close proximity. With award-winning restaurants such as Ox nearby, the area has established itself as the gastronomic heart of the City.

The apartment itself has an easterly facing aspect and panoramic views sweeping from north to south. There are uninterrupted views up Belfast Lough panning to Scrabo Tower and down Lagan Valley towards Lisburn and beyond.

The current owners of the apartment have taken the already high specification of the building and enhanced this further with the addition of additional of updated finishes.

We highly recommend arranging an internal inspection to see all this superb apartment has to offer.

PROPERTY COMPRISES

Communal entrance lobby with lift and stairs to...

13TH FLOOR Hardwood entrance door leading to...

RECEPTION HALL Store cupboard, plumbed for washing machine, hot water storage tank, built in storage shelving.



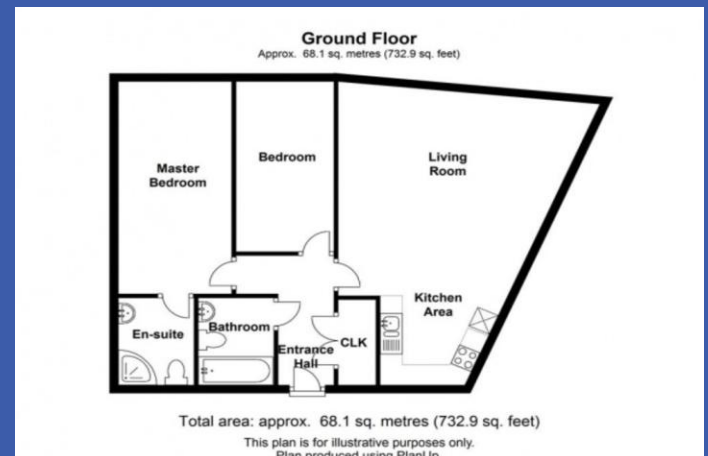
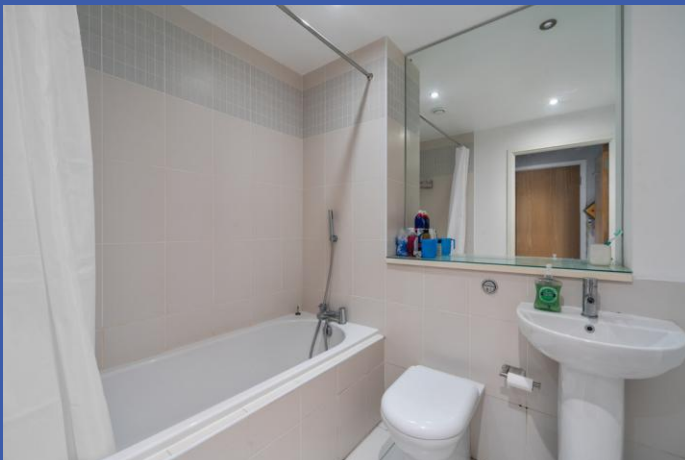
OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 9" x 16' 7" (7.25m x 5.08m) Recessed low voltage spotlights, range of fitted high and low level kitchen units with granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, integrated 4 ring electric hob, integrated stainless steel under oven, stainless steel extractor canopy, integrated dishwasher, integrated fridge/freezer, tiled splashbacks.

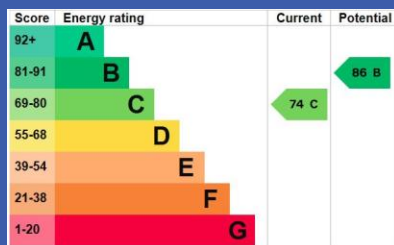
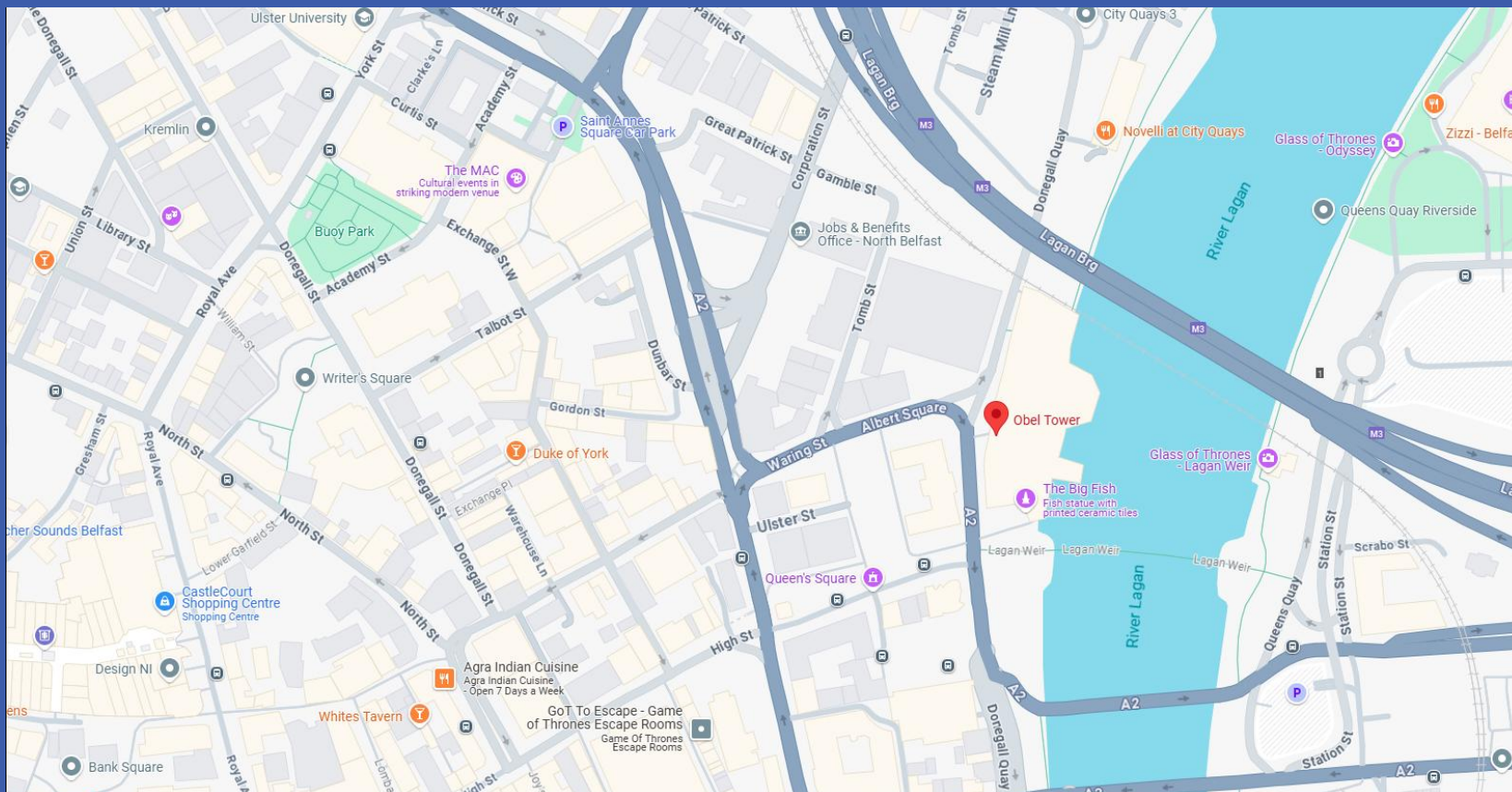
PRINCIPAL BEDROOM 17' 1" x 8' 5" (5.23m x 2.59m) (@ widest points)

ENSUITE SHOWER ROOM Enclosed shower cubicle, pedestal wash hand basin, low flush WC with concealed cistern, tiled floor, tiled walls, feature mirrors and shelving, stainless steel towel radiator.

BEDROOM 13' 8" x 8' 2" (4.19m x 2.49m)

BATHROOM Suite comprising of a panelled bath with hand shower, low flush WC with concealed cistern, pedestal wash hand basin, part tiled walls, tiled floors, stainless steel towel radiator, feature mirror, recessed low voltage spotlights.





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