



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

14-04 Obel, 62 Donegall Quay

Belfast
BT1 3NH

Offers In Region Of £174,950

14-04 OBEL, 62 DONEGALL QUAY, BT1 3NH

- One Bedroom Apartment
- Excellent Views Of Belfast City Centre And River Lagan
- Bright Spacious Living/Dining Room
- Open Plan Living
- Kitchen With Range Of Fitted Units
- Bathroom With Contemporary White Suite
- Utility And Storage Cupboard
- Double Glazed Throughout
- Secure Underground Car Parking Space
- Superb River Side City Centre Location

Located on the 14th floor of the iconic Obel Tower this superb one bed apartment is sure to have broad appeal with both owner occupiers and investors seeking a property right in the heart of the City.

The property benefits from views to the South and West of the City overlooking Custom House Square and the River Lagan. The accommodation flows well and provides excellent storage and living space. The location speaks for itself, all City centre amenities are within walking distance and with the SSE Arena and Odyssey Place complex a short walk over the Lagan Bridge and critically acclaimed restaurants such as Ox and Gnostic close by.

The apartment also benefits from an allocated secure underground car parking space. We would urge viewing to fully appreciate all this apartment and development have to offer.

PROPERTY COMPRISES

Communal entrance lobby with lift and stairs to...

14TH FLOOR Hardwood entrance door leading to reception hall.

RECEPTION HALL Hardwood flooring, recessed low voltage spotlights.

UTILITY CUPBOARD Plumbed for washing machine with storage.

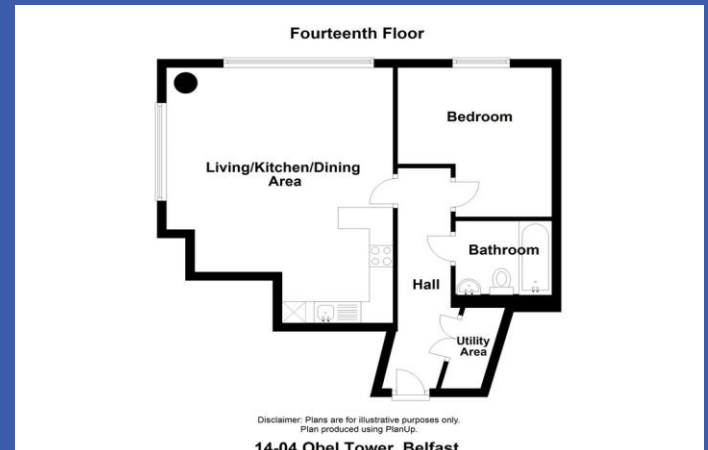


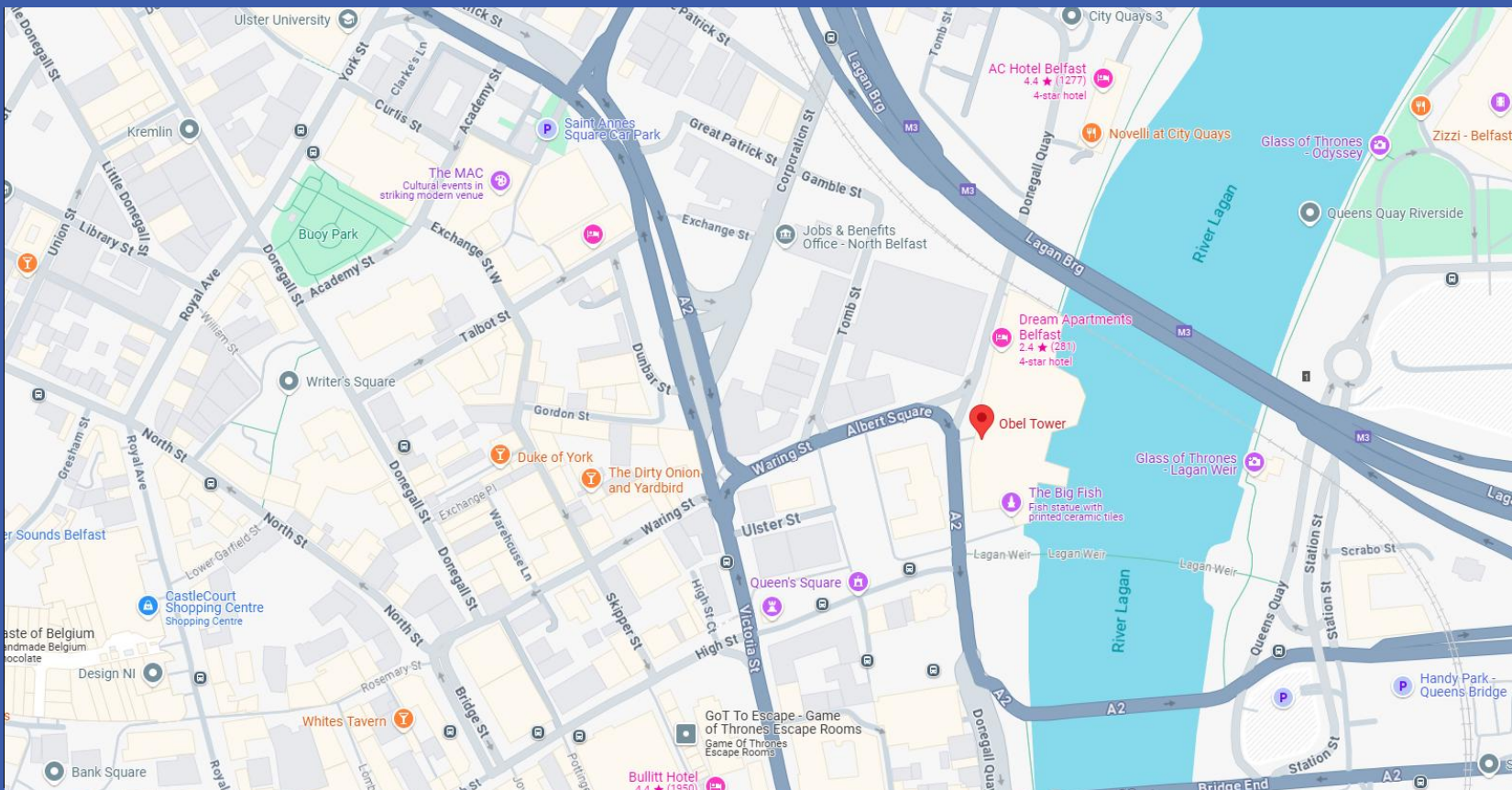
OPEN PLAN LIVING/KITCHEN/DINING AREA 21' 3" x 16' 3" (6.49m x 4.96m) (@ widest points) Range of fitted high and low level units, granite effect work surfaces, 4 ring integrated electric hob, stainless steel extractor canopy, stainless steel under oven, integrated fridge and freezer, single drainer stainless steel sink unit with mixer taps, integrated dishwasher, part tiled floor, part solid wood flooring, tiled splashback, recessed low voltage spotlights.

BEDROOM 11' 8" x 10' 7" (3.557m x 3.25m) (@ widest points)

BATHROOM Panelled bath with shower, pedestal wash hand basin, low flush WC with concealed cistern, feature mirror, recessed low voltage spotlights, tiled floor, part tiled walls, stainless steel towel radiator.

OUTSIDE Allocated underground car parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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