



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://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.

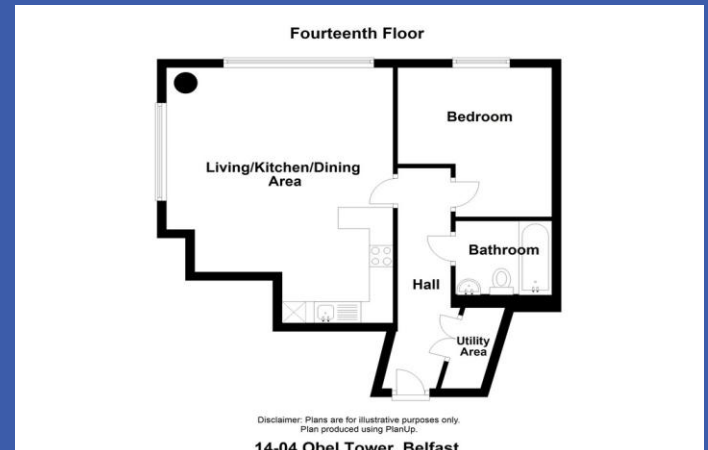


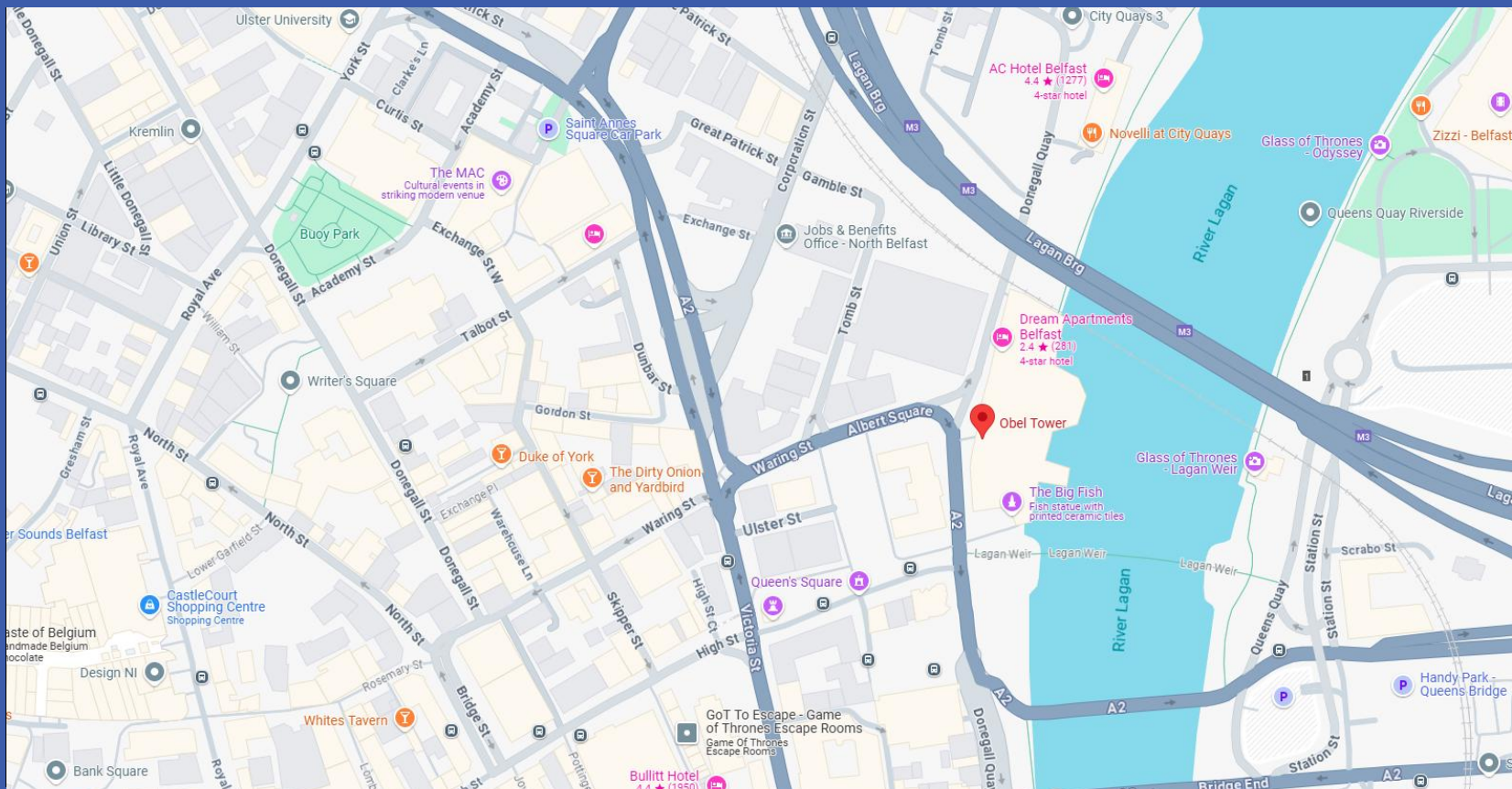
**OPEN PLAN LIVING/KITCHEN/DINING AREA 21' 3" x 16' 3" (6.49m x 4.96m) (@ widest points)** Range of fitted high and low level units, granite effect work surfaces, 4 ring integrated electric hob, stainless steel extractor canopy, stainless steel under oven, integrated fridge and freezer, single drainer 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		



Fetherstons Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Fetherstons or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.