



**NICHOLAS**  
RESIDENTIAL



## Apt 8 Pottinger's Quay 25 Short Strand

**Belfast BT5 4AS**

**Asking price £215,000**

A chain free 1st floor three-bedroom apartment located in the highly desirable waterfront development Pottinger's Quay on the edge of Belfast City centre. The location could not be better, as the apartment is only a few minutes walk to Belfast City Centre, Lanyon Place Train Station and is situated right on the Lagan Towpath which is one of Northern Ireland's most beautiful walking trails and a short drive to all the major link roads in Belfast.

Internally the property briefly comprises a welcoming entrance hall with storage, an open plan kitchen/living/dining area with a balcony & views over the River Lagan, fitted kitchen with a range of high and low level units including appliances. Three bedrooms - the master bedroom has an ensuite shower room and a separate white three-piece bathroom suite.

The property also benefits from gas-fired central heating, lift access, Upvc double glazing and a secure allocated parking space.

The apartment is 775 sq ft approx. Rates £1,000.78 per year and £100 monthly management fee payable to Charterhouse.

Contact us on 02890388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- 1st Floor Apartment in the Riverside Pottinger's Quay Development
- Open Plan Kitchen/Living/Dining Area & Balcony With Riverside Views
- Fitted Kitchen with a Range of High and Low Level Units
- Three Bedrooms - Master With En-suite Shower Room
- Family Three Piece Bathroom Suite
- Gated Allocated Parking Space
- Gas Fired Central Heating
- Lift Access
- Chain Free
- 775 sq ft approx. Rates £1,000.78 per year





## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



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