



This beautifully finished apartment is perfectly situated in one of Belfast's most sought-after developments. Located in a prime City Centre position, it combines convenient access with a peaceful, secure, and private living.

The modern apartment features an open plan kitchen living dining area with access to a large terrace providing a perfect spot to relax. The property also benefits from three double bedrooms, the principle benefitting from an ensuite shower room and access to a second terrace overlooking the internal courtyard. It presents an excellent opportunity for both investors and owner-occupiers to secure a property in this impressive development, close to a range of amenities.

Offers Over  
£299,950

Apt 3.22 The Arc,  
Queens Road,  
BELFAST,  
BT3 9DE

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Viewing by  
appointment  
through agent  
028 9066 3030





- Well presented apartment in popular city centre development
- Modern kitchen open plan to living and dining areas
- Large terrace accessed from living area
- Three well proportioned double bedrooms
- Principle bedroom benefits from ensuite and second terrace
- Contemporary bathroom with white suite
- Gas central heating / Double glazed throughout
- Allocated and secure car parking space
- Excellent location close to Belfast City Centre, Titanic Quarter Train Station and only a five minute drive from Belfast City Airport

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL:

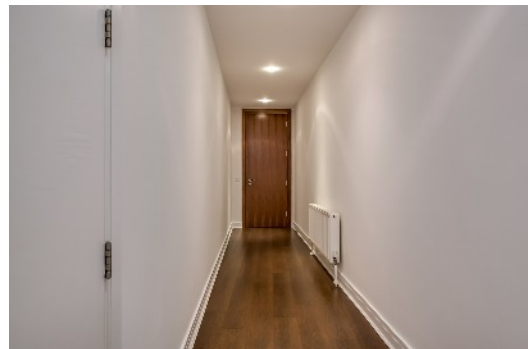


Stairs and lift to:

Fourth Floor

Walnut wooden floor to:

SPACIOUS RECEPTION HALL: Laminate wooden floor. Storage cupboard, plumbed for washing machine, Ferrolli gas fired boiler.



KITCHEN/LIVING/DINING AREA: 21' 4" x 14' 1" (6.5m x 4.29m) Modern fully fitted kitchen with range of high and low level units, laminate work surfaces, single drainer stainless steel one and a half bowl sink unit with mixer taps, integrated dishwasher, four ring gas hob, extractor fan above, built-in high level oven, integrated microwave, fridge and freezer. Ceramic tiled floor. Open to ample living and dining space. Laminate wooden floor, aluminium double glazed sliding door to balcony.







Outside

BALCONY: Views to Belfast City Centre.



## Fourth Floor

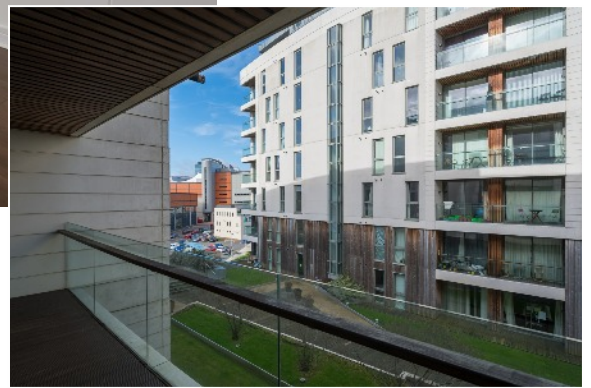
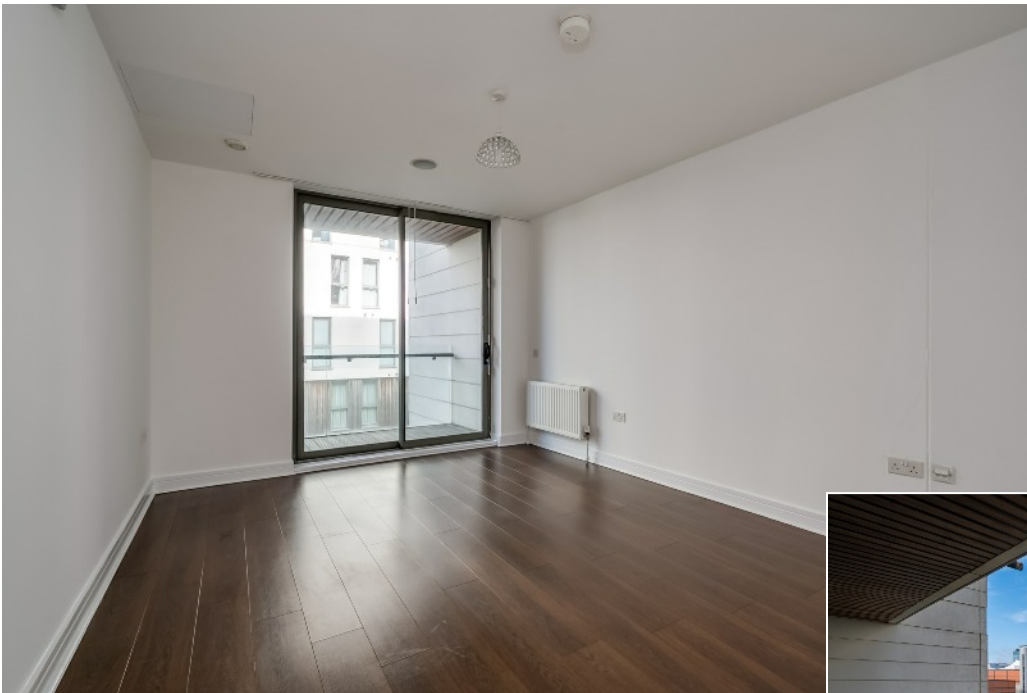
PRINCIPAL BEDROOM: 17' 4" x 11' 8" (5.28m x 3.56m) Laminate wooden floor, built-in wardrobe. Aluminium double glazed sliding doors to Balcony with views over communal gardens.



ENSUITE SHOWER ROOM: White suite comprising close coupled wc, vanity unit, mirror recess, Built-in shower cubicle with shower unit, tiled splashback, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 14' 5" x 11' 4" (4.39m x 3.45m) Laminate wooden floor. Aluminium double glazed sliding door to balcony.

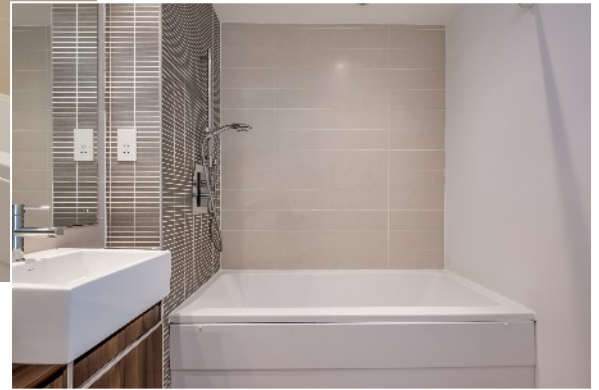


BEDROOM (3): 12' 7" x 10' 8" (3.84m x 3.25m) Laminate wooden floor, picture window.





BATHROOM: White suite comprising close coupled wc, vanity unit with mixer taps and laminate top, mirror recess. Panelled bath, built-in shower unit, tiled splashback, ceramic tiled floor, chrome heated towel rail.



Outside

COMMUNAL GARDENS: One covered underground allocated car parking space.



Location:

Travelling past The Odyssey from Belfast city centre take the first left into Queens Road and The Arc is on the left hand side.

**Telephone 028 9066 3030**

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

TQ (Arc) Building Management Ltd.

Management Charge: £2,525.32 per annum.

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: B86  
 Potential: B86  
 EPC Landmark Code: 9120-0123-6410-0650-9272  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91	86	86
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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