

simon**BRIEN**
RESIDENTIAL

Apt 2 City Gate,
2 Sussex Place, Belfast, BT2 8LN



Asking Price £139,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Spacious Ground Floor Apartment
- Conveniently Located in the heart of the City Centre
- Two Bedrooms (Master With En Suite Shower Room)
- White Bathroom Suite
- Living Room Open To Dining Room
- Kitchen With Integrated Appliances
- Phoenix Natural Gas Central Heating
- Double Glazed
- Secure Parking Space

SUMMARY

Exceptionally well located in the heart of Belfast city centre, City Gate has consistently proved popular due to its central location close to all business and recreational amenities.

This ground apartment provides two double bedrooms, spacious open plan living/kitchen/dining, bathroom and ensuite and in addition has a secure allocated parking space.

Likely to be of interest to the investor or first time buyer. Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

Front door leading to:

ENTRANCE HALL:

Laminate wood effect flooring. Storage cupboard.

BATHROOM:

Panelled bath. Low flush WC. Pedestal wash hand. Ceramic tiled floor.

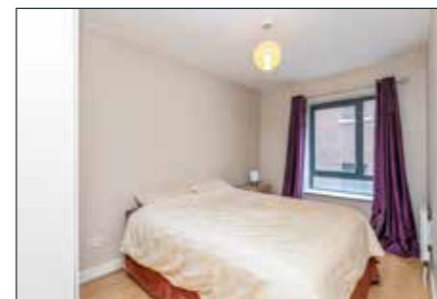
BEDROOM (1):

13' 10" x 10' 5" (4.22m x 3.18m)

Laminate wooden effect flooring.

ENSUITE SHOWER ROOM:

Fully tiled corner shower cubicle. Low flush WC. Pedestal wash hand basin. Ceramic tiled floor



BEDROOM (2):

13' 10" x 8' 4" (4.22m x 2.54m)

Laminate wood effect flooring. Fitted wardrobe.

LIVING / DINING AREA:

25' 5" x 10' 11" (7.75m x 3.33m)

Laminate wood effect flooring. Double doors to Juliette balcony.

KITCHEN:

8' 8" x 7' 9" (2.64m x 2.36m)

Range of high and low level units. Formica worktops. Single drainer stainless steel sink unit with mixer tap. Partially tiled walls. 4 ring ceramic hob with stainless steel electric oven. Plumbed for washing machine. Ceramic tiled floor. 'Worcester' gas fired boiler.



OUTSIDE

Secure car parking.

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: EB/F/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9015-0426-6240-0622-0902

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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