

simon**BRIEN**
RESIDENTIAL

Apartment 56 Queen's Square,
Belfast, BT1 3FF



Asking Price £205,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Stylish Fourth Floor Apartment
- Bright And Spacious Living Room
- Modern Fitted Kitchen & Dining Area
- Two Generous Bedrooms
- Master With Ensuite Shower Room
- Fitted Bathroom
- Gas Fired Central Heating
- Private Secure Resident Car Parking Via Automated Entrance
- Elevator Serving All Floors
- Superb Location In The Heart Of Belfast City Centre

DESCRIPTION

Queen's Square is located in the very heart of Belfast City Centre and offers a stylish home within walking distance of business, retail and the social centre of Belfast.

Apartment 56, is on the Fourth Floor. The well-appointed accommodation comprises of entrance hall, living room with views overlooking Queen's Square, open to fully fitted kitchen, master bedroom with ensuite shower room and built in wardrobe, a further bedroom and bathroom.

The development is accessed via an automated entrance with private secure car parking.

Queen's Square is also accessible to the motorway network and minutes away from Central Train Station, providing easy commuting to further afield and making an ideal purchase for owner occupier and investor.

A prime city centre location, a high standard of finish, low maintenance and security combine to create a most desirable inner city apartment.

To arrange a viewing please contact our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Lift and stairway to fourth floor.

FOURTH FLOOR

ENTRANCE HALL:

Cloaks cupboard. Storage cupboard.



LIVING ROOM:

16' 3" x 16' 7" (4.95m x 5.05m)

Views overlooking Queen's Square and Albert Memorial Clock.



**FITTED KITCHEN:
12' 1" x 8' 6" (3.68m x 2.59m)**

Fitted kitchen with an excellent range of high and low level units. Single drainer stainless steel sink unit with tap mixers. Under bench electric oven, 4 ring gas hob, extractor fan, space for fridge freezer.



**MASTER BEDROOM:
14' 6" x 10' 9" (4.42m x 3.28m)**

Built in wardrobe.



**BEDROOM (2):
14' 7" x 9' 6" (4.44m x 2.9m)**

Built in wardrobe.



ENSUITE SHOWER ROOM:

Fully tiled shower enclosure, low flush WC, pedestal wash hand basin. Part wall tiling.



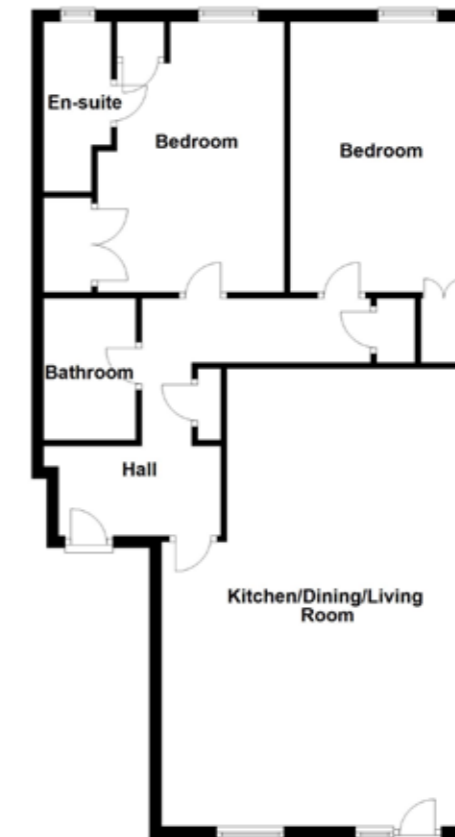
BATHROOM:

White suite. Panelled bath with mixer taps and telephone hand shower. Low flush WC and pedestal wash hand basing. Part wall tiling.

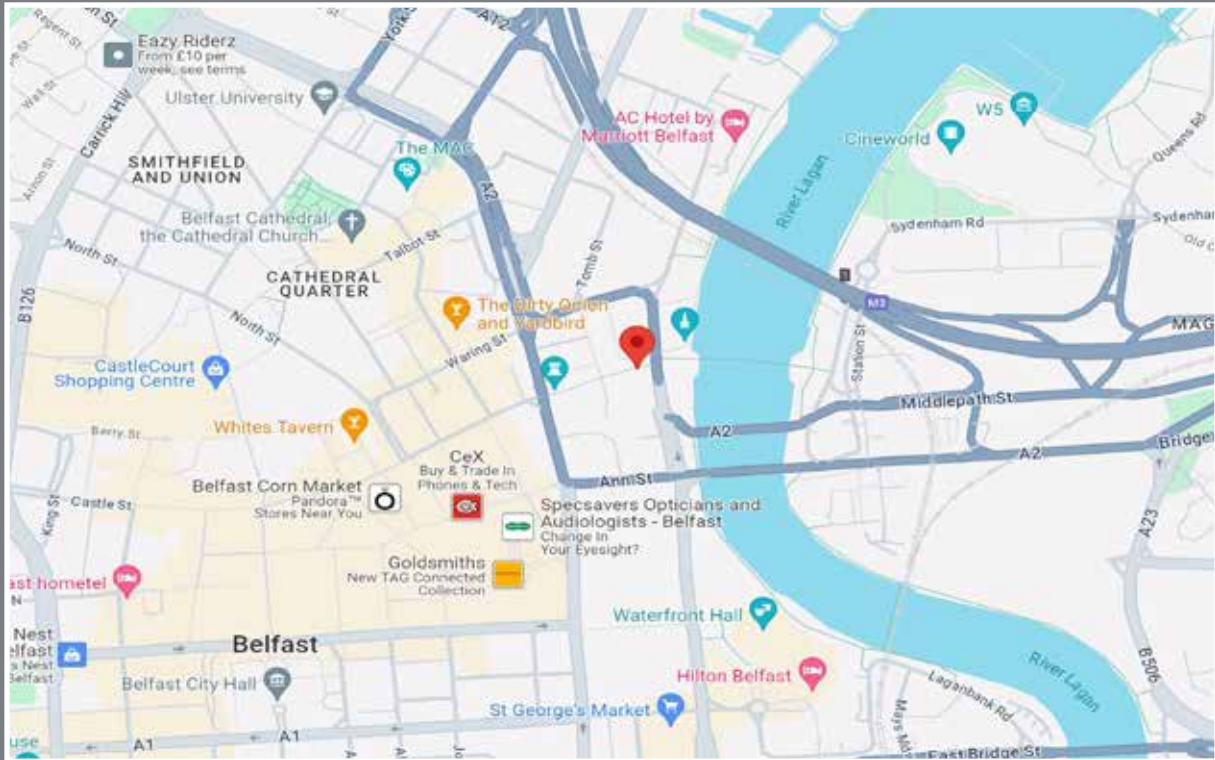


OUTSIDE

Designated car parking space.



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

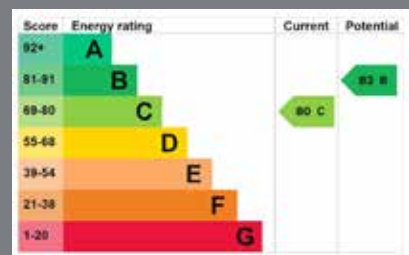


Lettings Department

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: RL/D/24/SD



EPC REF: 0310-2999-7340-2894-3635

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

Simon Brien Residential 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 Simon Brien Residential 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) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any 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 lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.