

simon**BRIEN**  
RESIDENTIAL

## Apartment E3 Central Park, Belfast, BT2 8ED



Offers Around £275,000

Telephone 02890 668888  
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## KEY FEATURES

- Beautifully Presented Three Bedroom Penthouse Apartment Located in the Popular Central Park Development just off Alfred Street in Belfast City Centre
- Conveniently Located in Belfast City Centre and within Striking Distance to Queens University Belfast, The City Hospital and Ormeau Road
- Close to Excellent Coffee Shops, Eateries, Parks and Belfast City Airport for the Daily Commuter
- Three Well Appointed Bedrooms Over Two Floors, Main Bedroom with Private Balcony and Superb Views Across Belfast City Centre and Harland and Wolff Cranes
- Open Plan Kitchen Living Dining Space with Juliet Balcony
- Fitted Kitchen with Granite Worktops and Range of Units
- Family Bathroom to Ground Floor and First Floor
- Covered Allocated Car Parking Accessed Via Electric Gates
- Lift Access to All Floors
- Electric Gate for Pedestrian Access
- Communal Bin Storage
- Gas Fired Central Heating and UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating
- No Onward Chain
- Management Fee Approximately £168 Per Month
- Ideally Suited to the First Time Buyer, Young Professional or Investor Alike
- Early Viewing Highly Recommended

## DESCRIPTION

We are delighted to bring to the market this well-proportioned three-bedroom penthouse apartment located in the ever popular Central Park development just off Alfred Street. The location offers ease of access for the city commuter to Belfast City Centre, Queens University and the City Hospital. The property is also within close proximity to Stranmillis Village, the Lisburn Road and Ormeau Road.

In short the property comprises of: communal entrance hall with lift access to all floors, spacious hallway with spiral staircase, open plan kitchen living dining space, fitted kitchen with granite worktops, three well proportioned double bedrooms, main bedroom with private balcony and fantastic views and two family bathrooms with white suites.

The property further benefits from UPVC double glazing throughout, gas fired central heating with newly installed boiler, allocated covered car parking space accessed via electric gates and an excellent energy rating.

Providing low maintenance living with nothing left to do but simply move in, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Hardwood front door with peep hole, solid wood flooring, cloaks storage, spiral staircase leading to first floor landing. Storage cupboard with access to electric meter, intercom system



## OPEN PLAN KITCHEN/LIVING/DINING: 21' 7" x 17' 5" (6.58m x 5.31m)

Bespoke fitted kitchen with range of high and low level units, granite worktops, built-in 5 ring gas hob with stainless steel splashback and extractor fan, built-in oven and grill, inset stainless steel sink unit with chrome mixer tap, splashback and side drainer, space for microwave, built-in larder storage with access to Worcester gas boiler and plumbed for washing machine, additional side larder storage, built-in dishwasher, breakfast bar, floor to ceiling radiator, solid wood flooring, gas fire with slate hearth, uPVC double glazed access door to Juliette balcony



**FAMILY BATHROOM:**

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer taps, panelled bath with fixed glass door, bath with chrome mixer tap and telephone attachment, fully tiled walls, solid wood flooring, chrome heated towel rail and extractor fan



**BEDROOM (2):**

**15' 3" x 13' 3" (4.65m x 4.04m)**

Solid wood flooring, built-in sliderobes, low voltage spotlighting, uPVC double glazed access doors leading to Juliette balcony



**FIRST FLOOR**

**LANDING:**

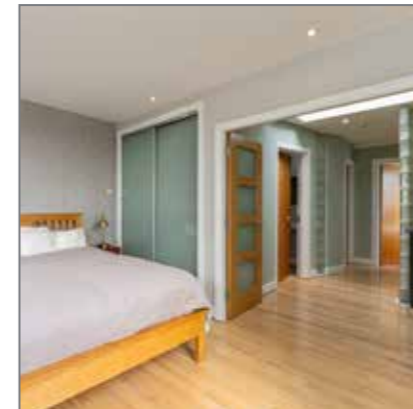
Velux window, additional storage areas, solid wood flooring, fire escape leading to communal hallway



**BEDROOM (1):**

**11' 3" x 10' 9" (3.43m x 3.28m)**

Dual aspect, fantastic panoramic views across Belfast Harland & Wolff cranes, uPVC double glazed access door to private balcony, additional built-in sliderobes, low voltage recessed spotlighting



**BEDROOM (3):**  
**12' 0" x 11' 0" (3.66m x 3.35m)**

Velux window, laminate effect wooden flooring



**OUTSIDE**

Electric gates leading to parking area, allocated parking space

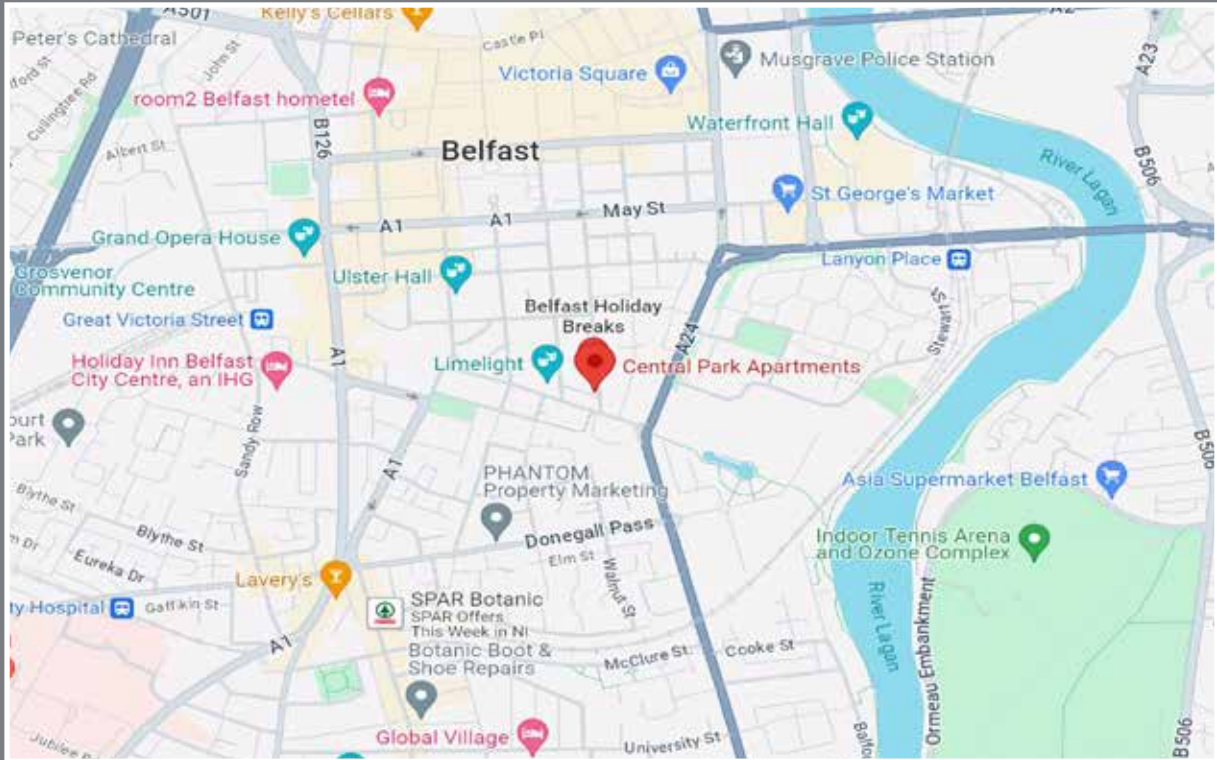


**FAMILY BATHROOM:**

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass sliding door, thermostatic control valve, telephone headset, chrome heated towel rail, solid strip wooden flooring, low voltage recessed spotlighting, extractor fan



# 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](http://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: RMcK/D/24/SD



EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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