

simon**BRIEN**  
RESIDENTIAL

D1.3 Whitehall Square, 181 Sandy Row,  
Belfast, BT12 5EU



Asking Price £115,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Well-Presented First Floor Apartment
- One Double Bedroom
- Well-Appointed Open Plan Living/ Dining Room Open To Kitchen
- Shower Room
- Gas Fired Central Heating And Double Glazing
- Lift Access
- Secure Allocated Parking
- Excellent Investment Opportunity Or Home Owner Purchase
- Popular And Convenient South Belfast Location Close To Queens University And Belfast City Centre

## SUMMARY

Exceptionally well located close to all local amenities within the area including the Lisburn Road, the property is well placed within walking distance of Queens University and Belfast city centre.

The property has spacious accommodation comprising of one double bedroom together with open plan living/kitchen/dining and additional shower room, with the added benefit of a secure allocated car parking space and an outlook to the inner courtyard.

Likely to appeal to a wide sector of the market including investors, first time buyers or the young professional. Viewing is by private appointment through our Lisburn Road office on 028 9066 8888.

## ACCOMMODATION

### FIRST FLOOR

#### LIVING/DINING ROOM:

**16' 0" x 13' 0" (4.88m x 3.96m)**

Open to kitchen.



#### KITCHEN:

**7' 0" x 6' 9" (2.13m x 2.06m)**

High and low level units. 4 ring hob and under oven. Extractor. Sink with single mixer taps. Integrated fridge freezer. Plumbed for washing machine.

#### BEDROOM (1):

Built-in wardrobe.

#### SHOWER ROOM:

Shower enclosure. Wash hand basin. Low flush WC.

#### ADDITIONAL INFORMATION

Management Company: CSM  
Service Charge: £267.41 per quarter

# 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)

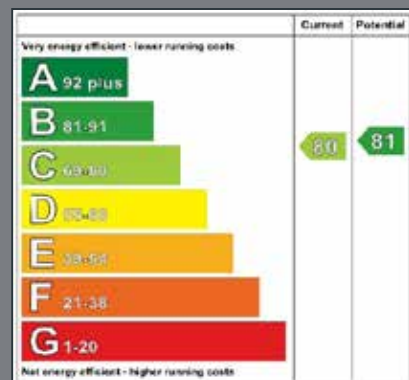


## Lettings Department

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: ML/L/19/FB



EPC REF: 9309-7093-0229-6570-1274

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