simonBRIEN
RESIDENTIAL

W5 Central Park,
33 Alfred Street, Belfast, BT2 8GD

Asking Price £225,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb 5th Floor City Centre Apartment
- Well Presented Accommodation Throughout
- Two Double Bedrooms
- Bathroom & Ensuite
- Open Plan Living / Dining Area With Balcony Access
- Fully Fitted Kitchen With Island Unit, Granite Worktops & Integrated Appliances
- Phoenix Gas Central Heating
- Double Glazing
- Lift Access To All Floors
- Secure Allocated Gated Parking Space
- Popular & Exceptionally Convenient City Centre Location

SUMMARY

Central Park is ideally located between Adelaide and Alfred Street's, and such offers ease of access to the City's business, shopping, and social amenities.

The accommodation is well presented throughout and provides two double bedrooms, main bedroom with ensuite, spacious open plan living / dining area, together with fitted kitchen with range of appliances, and bathroom in white suite. In addition the property benefits from a balcony and secure gated allocated car parking space via electronic entry system.

Undoubtedly one of the most attractive and desirable developments within the City Centre, and one that is sure to be of interest to the owner/occupier or investor alike.

To arrange a viewing, please contact our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

COMMUNAL AREAS:

Lift / stairs to:

FIFTH FLOOR

ENTRANCE HALL:

Hardwood door leading to entrance hall.

BEDROOM (1):
11' 7" x 9' 4" (3.53m x 2.84m)

Built-in mirrored sliding wardrobe.

ENSUITE SHOWER ROOM:

Fully panelled shower enclosure. Low flush WC. Wash hand basin.

simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

BEDROOM (2):
11′ 8″ x 8′ 5″ (3.56m x 2.57m)

BATHROOM:

White suite comprising panel bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin.

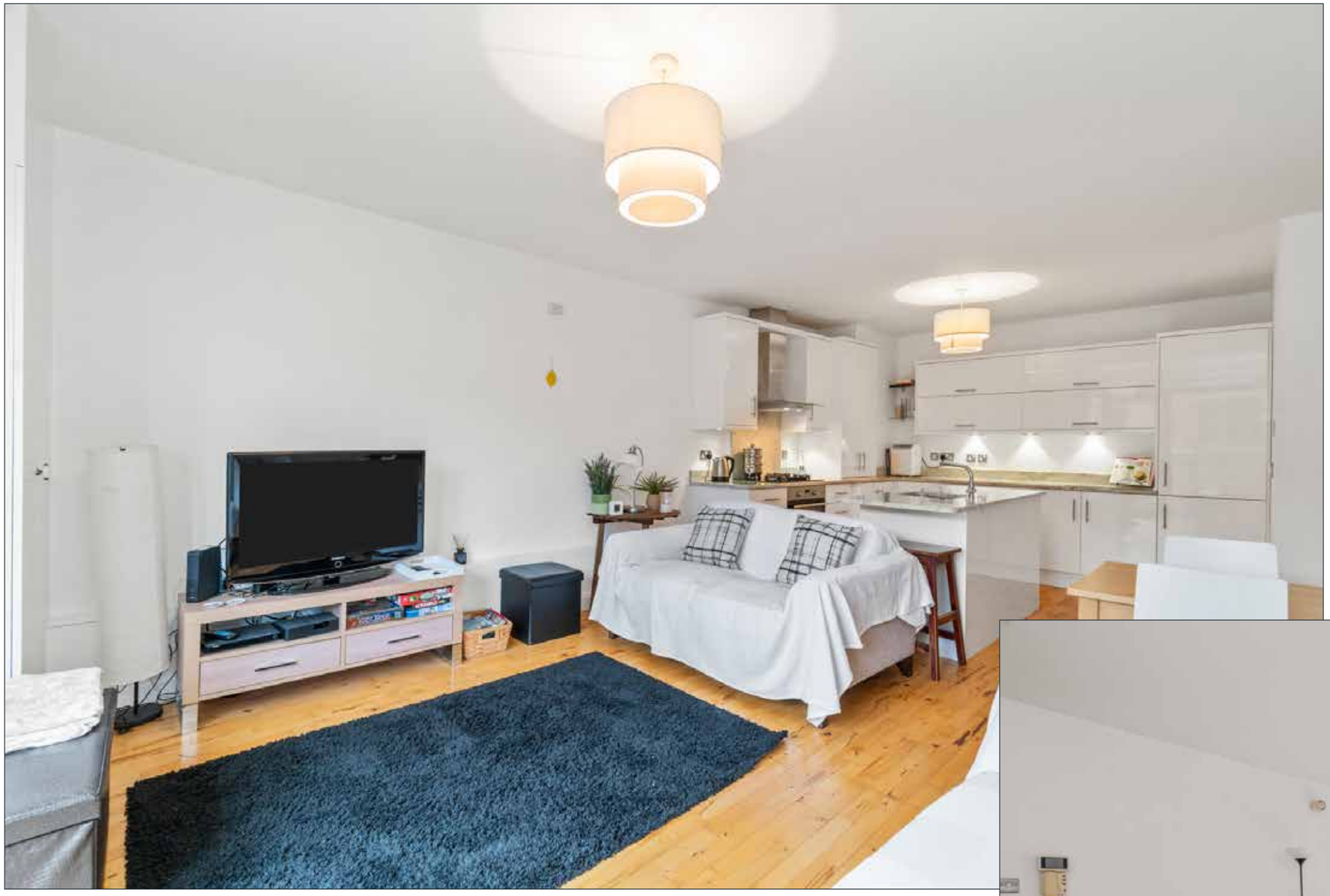
LIVING / KITCHEN / DINING AREA:
24′ 4″ x 13′ 9″ (7.42m x 4.19m)

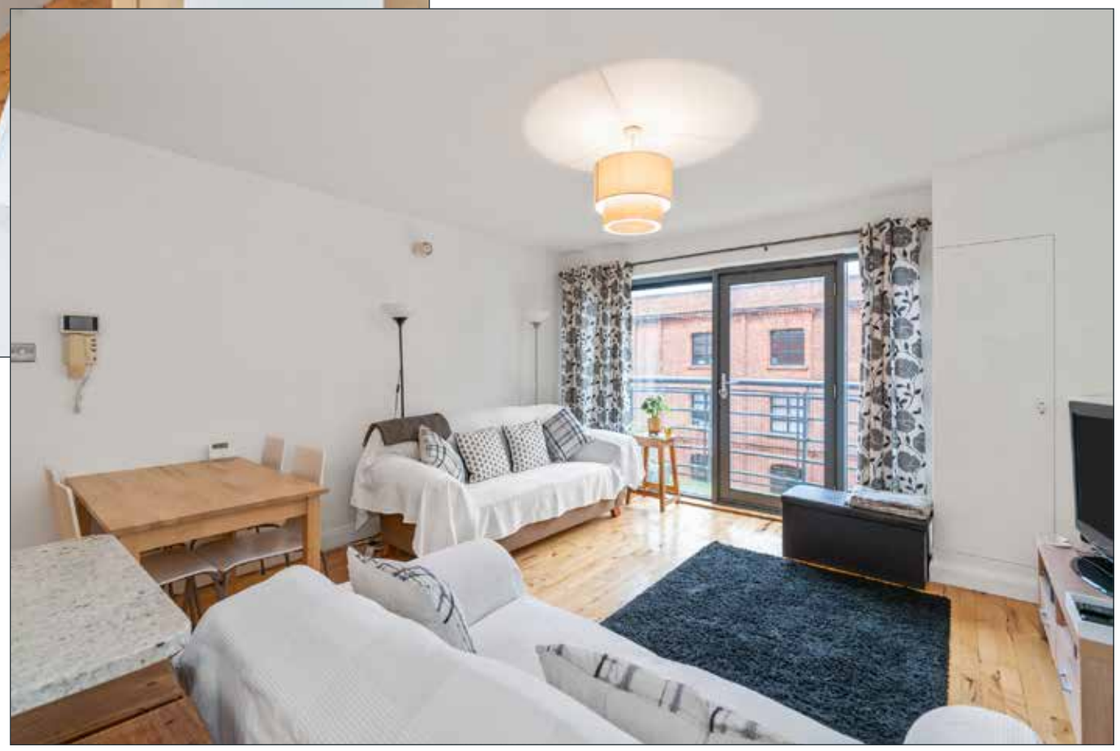
In the Kitchen area - excellent range of high and low level units. Central island unit with granite worktops. Inset sink. 5 ring gas hob. Electric oven. Stainless steel extractor. Integrated fridge/freezer, dishwasher, and washing machine.

In the Living area - balcony access.

OUTSIDE

One secure allocated parking space.





simonBRIEN RESIDENTIAL

Telephone 02890 668888
www.simonbrien.com

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**

simonBRIEN RESIDENTIAL

The Property Ombudsman

REF: ML/C/22/SO

EPC REF: 9467-2972-0798-9822-4991

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.