

## APT 24.02 THE OBEL TOWER, 62 DONEGALL QUAY, BELFAST, BT1 3NJ



We are delighted to offer, for sale, this stunning three bedroom apartment located in Belfast City Centre. The accommodation comprises, a bright and spacious living / dining area open to a modern walnut effect kitchen with integrated appliances, three bedrooms ( master with ensuite ) & luxury bathroom suite. Further benefits include electric heating, double glazing and secure parking. Located in the heart of the city centre within walking distance to Victoria Square, Odyssey Arena, Waterfront and a wide variety of restaurants and coffee shops. With the high level of finish we expect high demand. Early viewing is advised.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

PRICE GUIDE £250,000

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## Key Features

- Luxury Apartment Located on the 24th Floor
- Modern Walnut Effect Kitchen With Integrated Appliances
- Luxury Bathroom Suite
- Lift Access To All Floors
- Only Minutes To Belfast City Centre and Main Arterial Routes
- Open Plan Kitchen / Living / Dining Area
- Three Good Sized Bedrooms ( master with en-suite )
- Fantastic City Centre Location
- Stunning Views
- Secure Private Parking For One Car





## THE ACCOMODATION COMPRISES

### COMMUNAL ENTRANCE LOBBY

Lift and stairs to 24th floor.

### APARTMENT 24.02

Hardwood entrance door.

### ENTRANCE HALL

Built in storage & plumbed for washing machine. Tiled floor.

### OPEN LIVING / KITCHEN / DINING

20'11" x 17'4"

Luxury tiled flooring.

### MODERN KITCHEN

Range of high and low level units, integrated oven, 4 ring electric hob, stainless steel extractor fan, integrated fridge / freezer, integrated dishwasher, stainless steel sink unit with mixer tap and tiled floor.

### BEDROOM ONE

17'8" x 9'10"

Laminate floor.

### ENSUITE

White suite comprising low flush W.C, pedestal wash hand basin, thermostatic shower, heated towel rail, part tiled walls & tiled floor.

### BEDROOM TWO

13'5" x 9'10"

Laminate floor.

### BEDROOM THREE

12'5" x 8'10"

Luxury tiled flooring.

### LUXURY BATHROOM SUITE

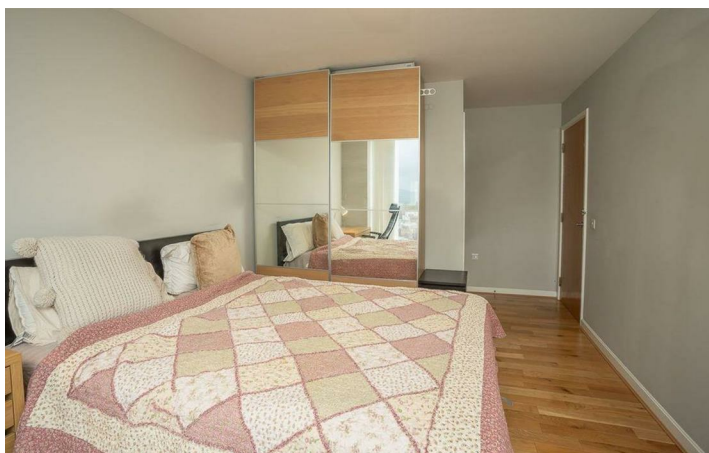
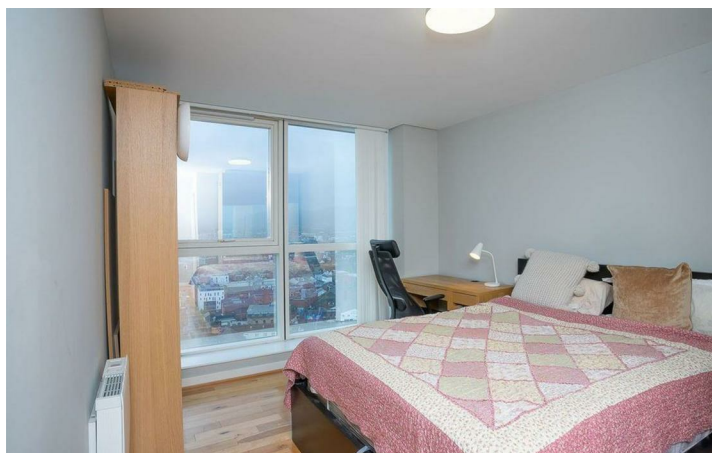
9'10" x 4'11"

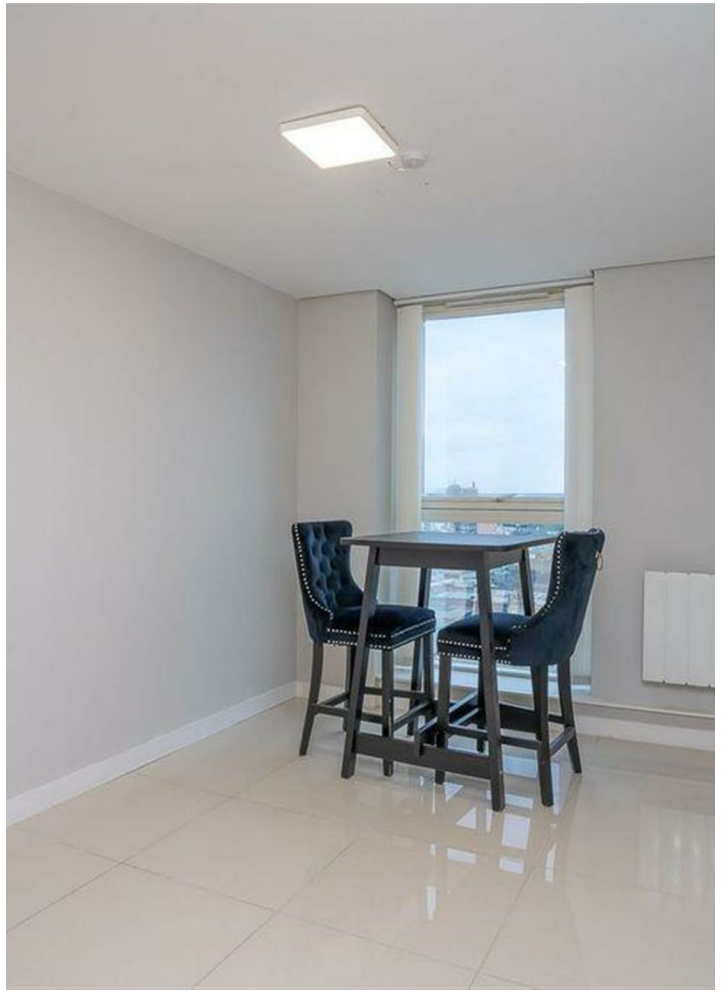
Modern white suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, heated towel rail, part tiled walls & tiled floor.

### CAR PARKING

Secure allocated car parking space.

**APT 24.02 THE OBEL TOWER, 62 DONEGALL QUAY, BELFAST, BT1 3NJ**

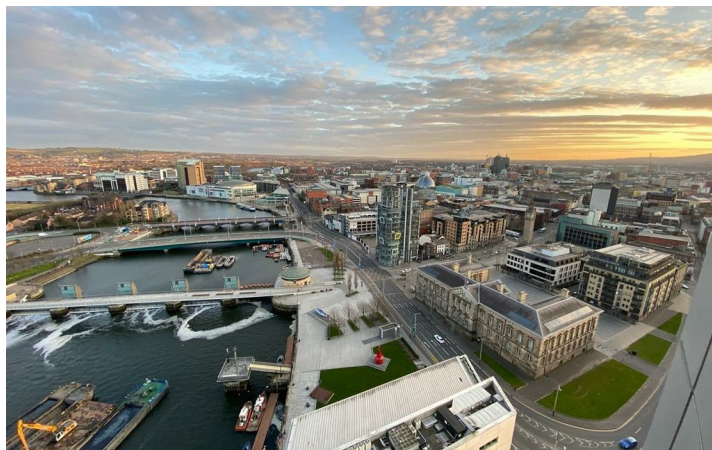








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Thomas on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17635861**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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