



## 4 Stranmillis Reach, Belfast, BT7 1QZ

**Price Guide £235,000**

Conveniently located on the Stranmillis Embankment in South Belfast, we are pleased to offer for sale this well presented duplex apartment. The accommodation is bright and spacious throughout, comprising open plan kitchen / living / dining room, three excellent bedrooms (master with en-suite), main bathroom suite and study space. Views over the River Lagan are a further advantage. Gas fired central heating & PVC double glazing are both in place. The apartment also benefits from a designated parking space accessed via secure electric gates. Ideal for a range of prospective purchasers, viewing is highly recommended.

- Well Presented Duplex Apartment In A Desirable Location
- Open Plan Kitchen / Living / Dining Room With Juliette Balcony & Views Over River Lagan
- First Floor Landing / Study Space
- Gated Development With Designated Parking Space
- Within Walking Distance To Queens University, Botanic Gardens & Belfast City Centre
- Three Spacious Bedrooms (Master With Ensuite Shower Room)
- Main Bathroom Suite
- Gas Fired Central Heating / PVC Double Glazing
- An Ideal Home For The First Time Buyer Or An Excellent Investment Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

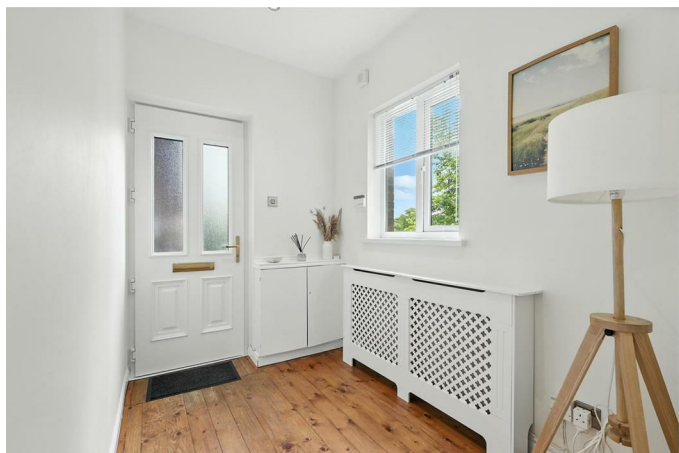


**THE ACCOMMODATION COMPRISES  
ON THE FIRST FLOOR**

**ENTRANCE**

Composite front door with glazed panels.

**RECEPTION HALL**



Wood floor. Storage off with gas boiler.

**KITCHEN / LIVING / DINING 21'7" x 13'9" (6.6 x 4.2)**



Kitchen comprising range of high and low level units, integrated oven, hob & stainless steel extractor fan, fridge freezer, single drainer stainless steel sink unit with mixer tap, washing machine, recessed spotlighting. Juliette balcony to living area with views over the River Lagan.

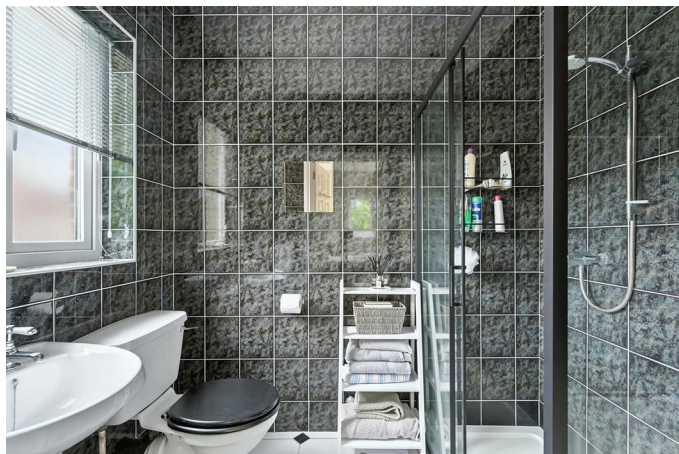


**BEDROOM ONE 12'1" x 11'9" (3.7 x 3.6)**



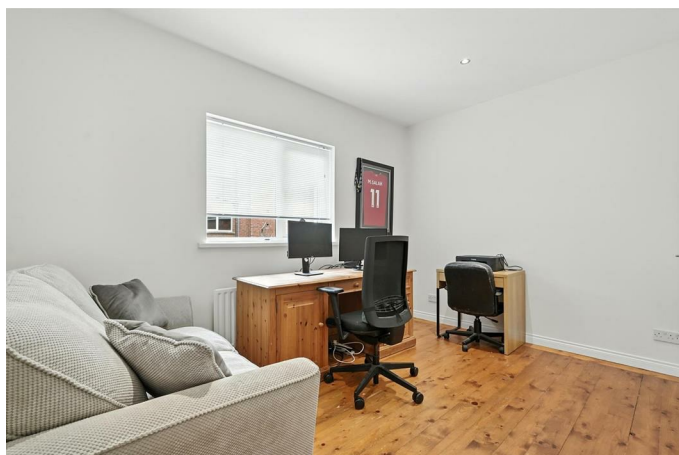
Wood floor.

## ENSUITE



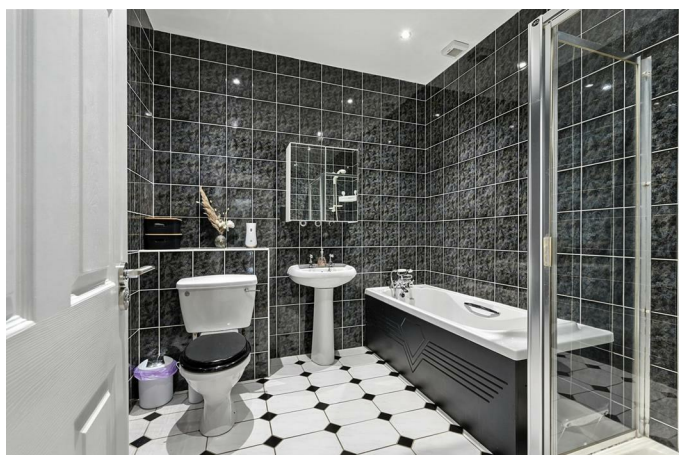
Fully tiled suite with walk in shower enclosure, low flush W.C, pedestal wash hand basin.

## BEDROOM TWO 12'1" x 8'6" (3.7 x 2.6)



Wood floor. Storage.

## BATHROOM



Fully tiled suite comprising bath, walk in shower enclosure, pedestal wash hand basin, low flush W.C.

## ON THE SECOND FLOOR

## BEDROOM THREE 20'8" x 11'5" (6.3 x 3.5)



Eaves storage.

## LANDING / STUDY



Eaves storage.

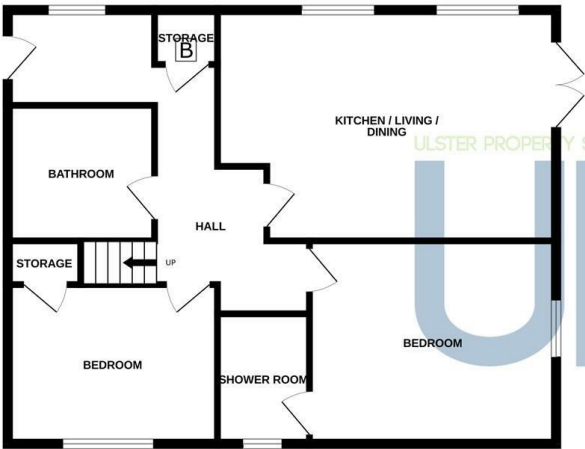
## OUTSIDE

Gated development with designated parking space.

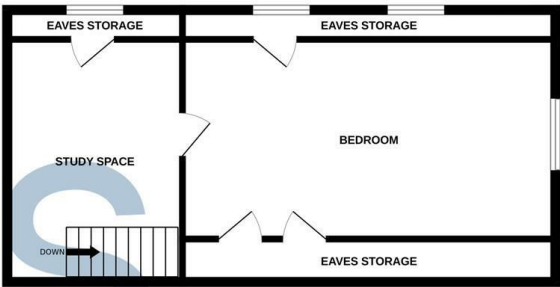


Floor Plan

FIRST FLOOR

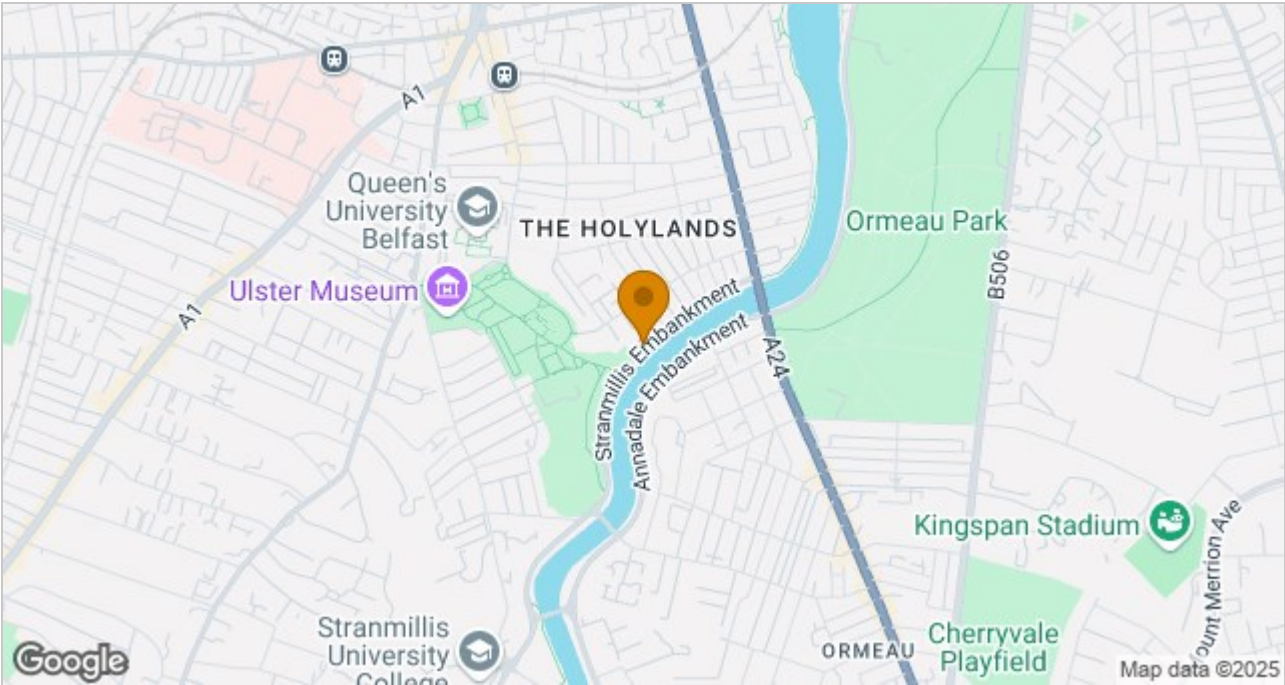


SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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