



509 Margarita Plaza, 81 Adelaide Street, Belfast, BT2 8FF

Price Guide £150,000

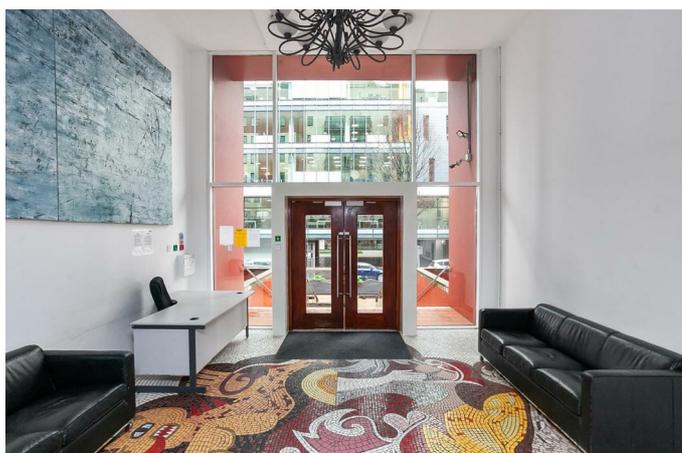
We are pleased to offer for sale this well presented fifth floor apartment located in Margarita Plaza, Belfast City Centre. With every amenity close by, from shops, restaurants, gyms and excellent transport links. The accommodation comprises bright open plan living, dining, kitchen, bedroom with built in robes and bathroom suite. An additional benefit to this apartment is the balcony off the living room offering an ideal space to sit. Gas fired central heating & PVC double glazing are both in place.

- Fifth Floor City Centre Apartment
- Gas Fired Central Heating / Double Glazed
- Lift Access To All Floors
- Ideal Purchase for First Time Buyers Or Investors
- Balcony
- One Good Sized Bedroom With Built In Robe
- Well managed Common Areas
- Convenient City Centre Location
- Open Plan Kitchen / Living / Dining

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		72	78

EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
COMMUNAL ENTRANCE**



ON THE FIFTH FLOOR

APT 509

ENTRANCE HALL

**OPEN PLAN KITCHEN / LIVING / DINING
24'9 x 10'1 (7.54m x 3.07m)**



Range of high and low level units, integrated oven, extractor fan, 4 ring gas hob, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, part tiled walls, ceramic tiled floor. Laminate wood floor to living area. Door to balcony.



BEDROOM 14'9 x 8'11 (4.50m x 2.72m)



Built in robe. Laminate wood floor.



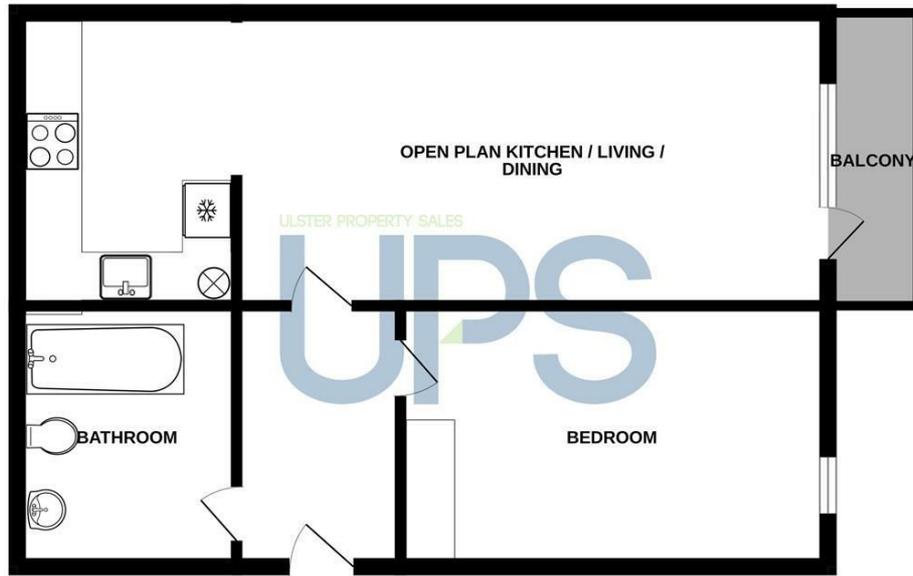
BATHROOM



White suite comprising panel bath with shower, low flush W.C, wash hand basin.

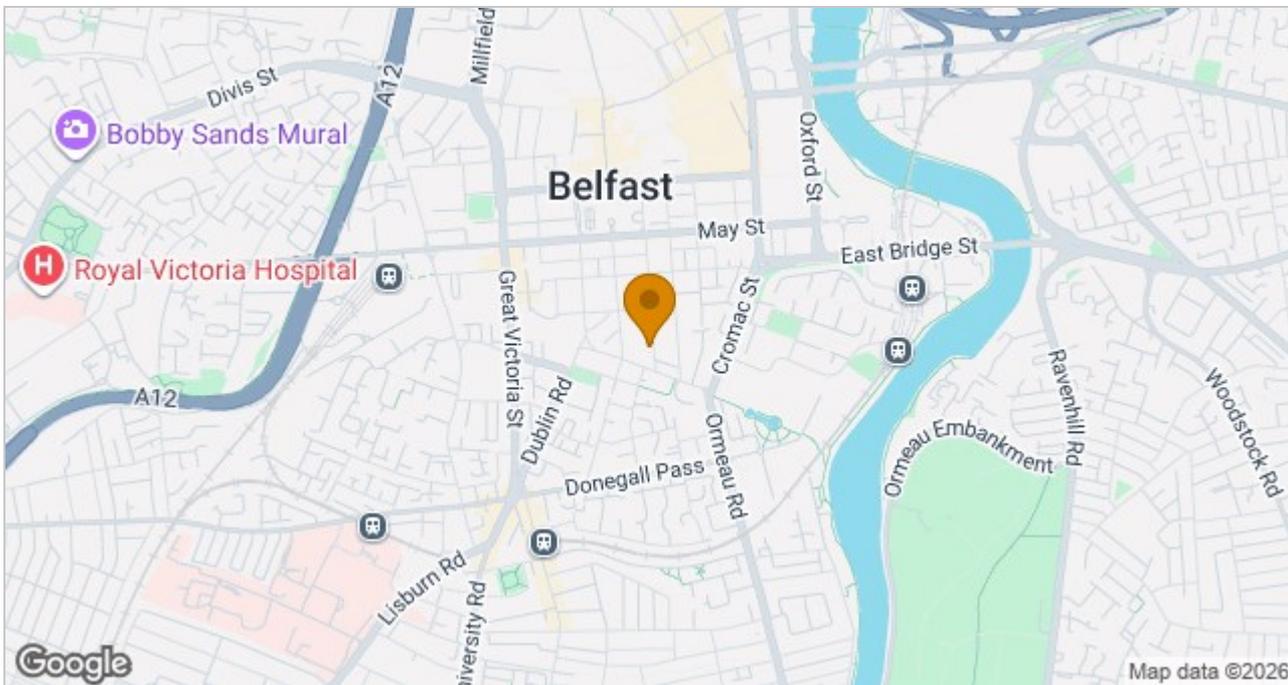
Floor Plan

FIFTH 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.
Made with Metropix ©2023

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark