

Lettings & Property Management Specialist


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- Please forward all offers in writing and email to office@tltpropertymanagement.co.uk
- Viewings strictly by appointments via TLT property management
- Please note the contents of this brochure do not infer in anyway a contract and is purely for informational purposes only

- Any / all queries should be directed to tlt property management

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FOR SALE

Apartment 58, 17 Queens Square, Belfast
Offers Around: £210,000.00

 **2 bed** **2 Bathrooms** **Private Parking** **Apartment**

Welcome to Apartment 58, 17 Queens Square, Belfast

We are pleased to offer for sale this well-presented and recently decorated two-bedroom, two-bathroom furnished apartment in the popular Queens Square development, right in the heart of Belfast City Centre.

This bright 5th floor apartment offers modern living with flexible space, secure underground parking, and excellent access to Belfast's retail, business and transport links.

FEATURES

- Superb 5th Floor Apartment
- 2 bedrooms & 2 bathrooms (ensuite shower room)
- Open plan Kitchen, Dining
- LoungeLift access from car park & main entrance
- Spacious double built-in wardrobes in each bedroom
- 2x storage rooms in the hall
- Double glazed windows

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



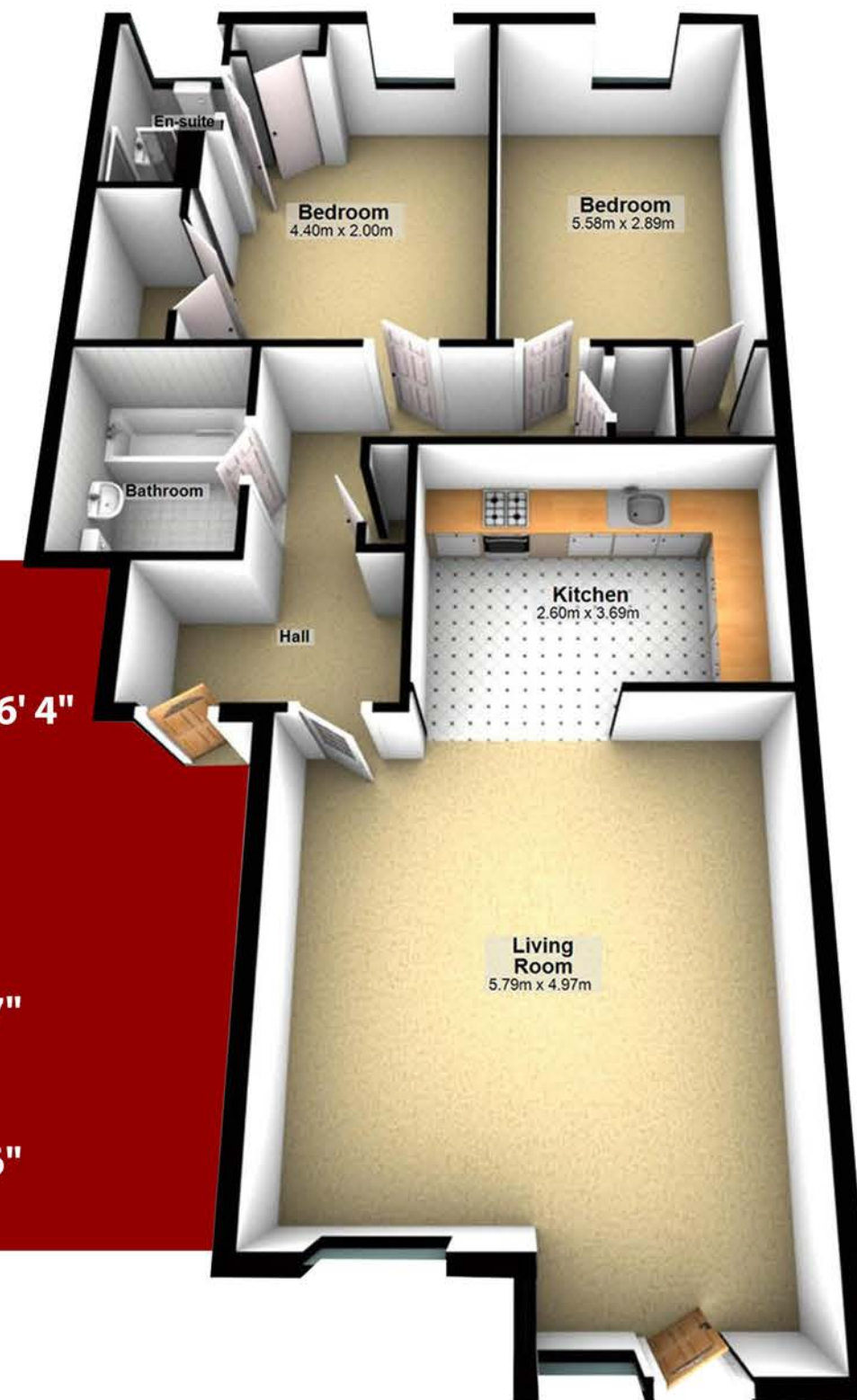
Key Features:

- Excellent 2 bed / 2 bath apartment in Queens Square development
- Spacious open-plan lounge / dining with city views
- Modern shaker-style fitted kitchen with integrated appliances included
- Two double bedrooms, both with built-in wardrobes
- Master bedroom with en-suite shower room
- Main bathroom with bath and shower attachment
- In good decorative order
- Gas central heating
- Lift and stair access within communal hallway
- Private underground car parking space
- Prime City Centre location with access to shops, offices, and major arterial routes

Accommodations:

- Entrance Hall with storage
- Lounge / Dining Area – open plan, bright and spacious
- Kitchen – modern units with appliances
- Bedroom 1 – double, en-suite shower room, built-in wardrobe
- Bedroom 2 – double, built-in wardrobe
- Bathroom – bath, shower attachment, WC & wash hand basin

Floor Plan



ROOM DETAILS

LIVING ROOM 19' 0" X 16' 4"
(5.79m X 4.97m)

KITCHEN 8' 6" X 12' 1"
(2.60m X 3.69m)

BEDROOM 1 14' 5" X 6' 7"
(4.40m X 2.00m)

BEDROOM 2 18' 4" X 9' 6"
(5.58m X 2.89m)

IMPORTANT NOTES:

This apartment will appeal to professionals, downsizers, and investors alike.

Viewing is highly recommended to appreciate the space, comfort and convenience on offer.