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**APT 45 QUAY GATE
STATION STREET
BELFAST
BT3 9DA**



- Spacious two-bedroom apartment in the popular Quay Gate development
- Bright open-plan living and dining area
- Modern fitted kitchen with integrated appliances
- Principal bedroom with ensuite shower room
- Second well-proportioned double bedroom
- Contemporary family bathroom suite
- Attractive views towards Belfast city centre
- Gas-fired central heating
- uPVC double-glazed windows throughout
- Lift access to all floors
- Allocated secure covered car parking space
- Prime waterfront location adjacent to the SSE Arena and Titanic Quarter
- Excellent access to motorway networks, public transport and Lanyon Place railway station

Offers Around £165,000

A superb third-floor apartment located within the highly regarded Quay Gate development, offering stylish accommodation in the heart of Belfast's thriving waterfront district.

The property boasts spacious open-plan living, a modern fitted kitchen, two generous bedrooms, contemporary bathroom facilities and ensuite of the master with attractive city views.

Additional benefits include lift access, secure entry, gas central heating, double glazing, and secure resident parking.

Positioned moments from Titanic Quarter, the SSE Arena, and Belfast city centre, this apartment combines convenience, comfort, and an excellent city centre lifestyle.

Third Floor

HALLWAY:

Main front door leading to hallway.

Cloakroom off the hallway.

LIVING ROOM: 24' 10" x 11' 0" (7.57m x 3.35m)

Open plan to dining and kitchen area. Laminate flooring and built in cupboard with gas boiler.



KITCHEN WITH BREAKFAST AREA : 18' 0" x 6' 0" (5.49m x 1.83m)

Range of high and low level units, fridge freezer, washing machine, oven and hob. Tiled floor and single drainer stainless steel sink unit.



BEDROOM (1): 12' 0" x 11' 0" (3.66m x 3.35m)

Double built in robe and laminate flooring.

Ensuite comprising of corner shower with Triton electric shower, shower doors, low flush wc and wash hand basin. Tiled floor.

BEDROOM (2): 12' 11" x 9' 0" (3.94m x 2.74m)

BATHROOM:

Cast iron bath, low flush wc, wash hand basin. Part tiled walls and tiled floor.



Lower Level

CAR PARK

Access to car park.



LOCATION

Start from Belfast City Hall.

Head east along Donegall Place and continue towards High Street.

Cross the River Lagan via the Lagan Weir/Queen's Bridge area.

Continue towards Station Street beside the SSE Arena/Titanic Quarter gateway.

Quay Gate is at 19 Station Street, BT3 9DA, just off Bridge End and a short walk from the SSE Arena.

OTHER INFO : RATES: CIRCA £1,048

SERVICE CHARGE CIRCA £1,688

GROUND RENT: NIL