

**707 MARGARITA PLAZA,
81 ADELAIDE STREET,
BELFAST,
BT2 8FF**



- **Seventh Floor Two Bedroom Apartment**
- **Two Bedrooms, Master with En-Suite Both with Built in Robes**
- **Open-Plan Kitchen Living Space With Balcony**
- **Immaculately Presented Throughout With Recent Re-Decoration and New Carpets**
- **Ideal City Location For Professionals and Families**
- **Secure Allocated Car Parking Space**
- **Gas Fired Central Heating And Double Glazed Windows**
- **Chain Free**

Offers Over: £220,000

A stunning seventh floor apartment with two double bedrooms, balcony and allocated car parking space. Superbly located in Belfast City Centre, walking distance from offices, shops, social amenities and transport links. Offered to the sales market, chain free.

Containing a substantial open-plan kitchen living space with fully equipped kitchen, lounge and private balcony with fantastic city views. Two double bedrooms with built in robes and en suite off the master bedroom. The apartment is completed by a spacious family bathroom with three piece suite. Accommodation is bright and spacious throughout and has been recently re-decorated with new carpets.

Early viewing is highly recommended.

Ground Floor

HALLWAY:

Secure entry with two passenger lifts and intercom.

Seventh Floor

HALLWAY:

Engineered wooden flooring with double store. Intercom.

OPEN-PLAN KITCHEN LIVING 25' 0" x 14' 0" (7.62m x 4.27m)

Kitchen has range of high and low level units, single drainer stainless steel unit, washer/dryer machine. Integrated oven with gas hob. Splash-back tiling and tiled flooring.

Lounge has engineered wooden flooring, floor to ceiling windows with sliding door to balcony.



BEDROOM (1): 16' 0" x 8' 10" (4.88m x 2.69m)

Double built in robe.

EN-SUITE BATHROOM:

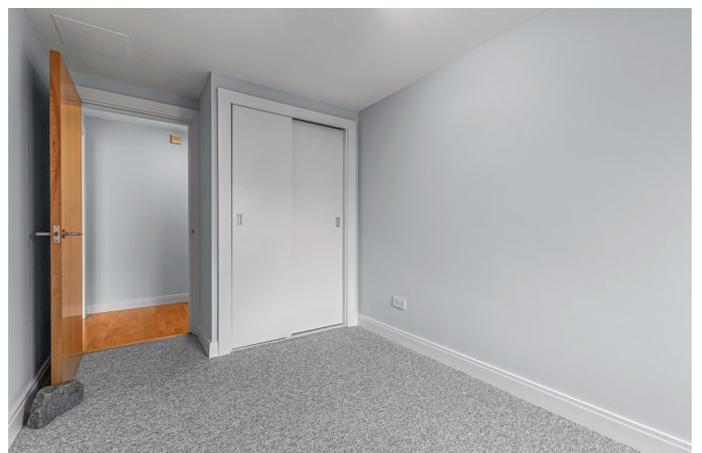
New shower with attachment, low flush W/C and wash hand basin with extractor fan. Tiled flooring.

BEDROOM (2): 12' 0" x 7' 11" (3.66m x 2.41m)

Double built in robe.

BATHROOM:

White suite comprising of cast iron bath with shower attachment and shower screen. Low flush W/C and wash hand basin.





Outside

CAR PARK

Electric gates leading to secure underground car park space no 51.

BALCONY

South-West facing with fantastic city views.

LOCATION

Off Adelaide Street, Belfast City Centre.

RATES: £1391/ Per Annum

SERVICE CHARGE INCL. INSURANCE: £1800/ Per annum



Energy rating	Current	Poter
A		
B		82
C	78 C	
D		
E		
F		
G		