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**207 SOMERSET STUDIOS,
MARCUS WARD STREET,
BELFAST,
BT7 1RP**



- **Second Floor Apartment Positioned in Highly Convenient City Centre Location**
- **Two Double Bedrooms**
- **Open-Plan Kitchen Living and Dining Area**
- **Contemporary Bathroom Suite**
- **Gas Fired Central Heating and Double Glazed Windows**
- **Secure Off Street Parking and Residents Lift**
- **Fantastic City Location for Families, Professionals and Students**
- **Chain Free**

Offers Around: £205,000

A fantastic two bedroom apartment in the extremely popular Somerset Studios development, located in the City Centre just off Dublin Road. This bright and spacious apartment boasts two double bedrooms, an open plan living, kitchen and dining area with stunning city views and an attractive bathroom suite. It is further complimented by Phoenix Gas central heating, secure allocated car parking and double glazing. With high ceilings and exposed brick walls this apartment is full of character so early viewing is recommended to avoid disappointment.

GROUND FLOOR

ENTRANCE HALL:

Access to lifts and postboxes.



SECOND FLOOR

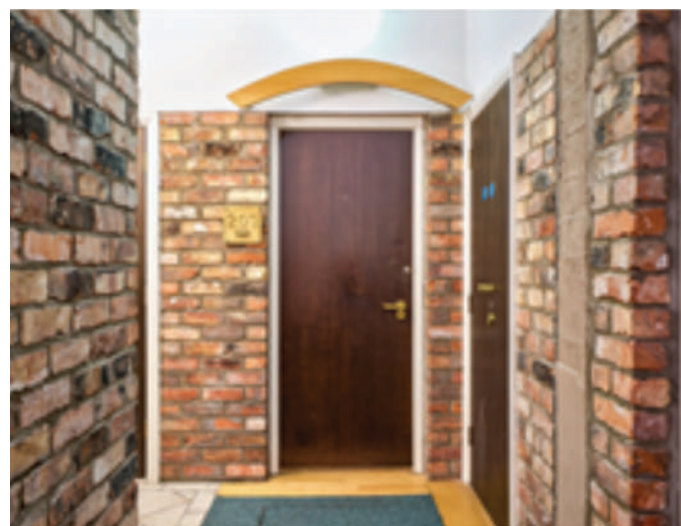
ENTRANCE HALL:

Intercom. Wooden flooring

OPEN-PLAN LIVING KITCHEN

20' 09" x 20' 07" (6.32m x 6.27m)

Kitchen with full range of high and low level units, freestanding oven, stainless steel cooker hood, laminate worksurface, stainless steel sink and drainer, kitchen has tiled flooring. Open plan to living space with wooden flooring.





BEDROOM (1)

12' 11" x 9' 01" (3.94m x 2.77m)

Wooden flooring.



BEDROOM (2):

12' 11" x 8' 0" (3.94m x 2.44m)

Wooden flooring.



SHOWER ROOM:

Three piece suite with shower, low flush W/C and wash hand basin. Tiled flooring and extractor fan.





Outside

CAR PARKING

Allocated space behind electronic gates.

LOCATION

Coming out of the city centre via Dublin Road, Marcus Ward Street is located on the left hand side.

OTHER INFO:

Rates: PCM £1899.36

