



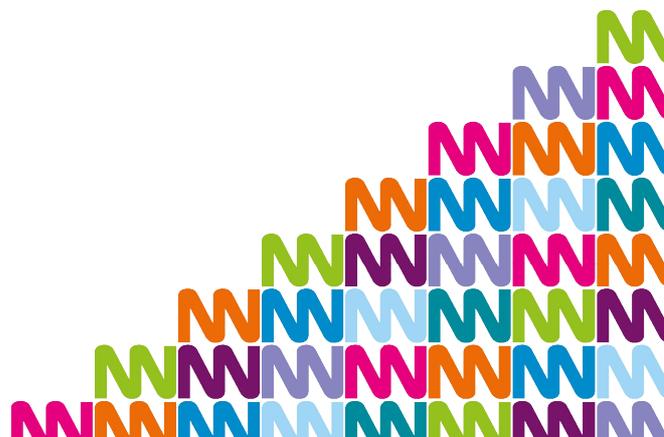
## Apt 78 The Granary Building

Belfast  
BT1 3AA

£1,200 PCM

- Two Bedroom Apartment
- Master Bedroom Ensuite
- 10th Floor South Facing Balcony
- Excellent Location
- Phoenix Gas Heating
- Fully Furnished
- Audio Intercom System
- Range of Integrated Appliances
- EPC: B81
- Contact: [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			



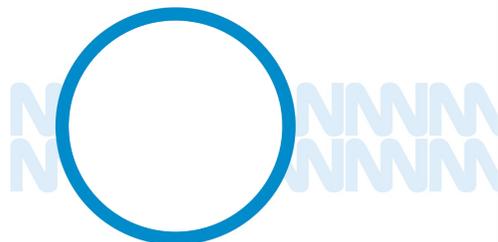


An amazing opportunity to rent a superb two bedroom apartment in the popular James Clow development in Belfast. The apartment is offered fully furnished, including an excellent range of integrated appliances and benefits from gas heating. The stunning 10th floor apartment features a south facing balcony opening up to provide spectacular views of Clarendon Dock, and the surrounding landscape of Belfast City Centre. The building service charge and rates are included in the rental price. To receive an application form please email [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com).

Deposit & First Months Rent Payable in advance.

Available from Early March 2026.

\*Images used for illustration purposes and may differ\*



For any enquiry relating to this property, please contact

**Kayleigh Smyth**

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07710308955

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB

**028 9756 4400**

#### Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP

**028 4461 2100**

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS

**028 4062 2226**

#### Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN

**028 9081 2422**

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.