

**RODGERS
&
BROWNE**

13-08 Obel Tower,
62 Donegall Quay, Belfast, BT1 3NH

offers around £199,950



THE AGENTS PERSPECTIVE...

Located in one of Ireland's tallest buildings Obel Tower has quickly become an iconic feature in Belfast's landscape.

This smart, bright apartment is perfectly placed for working in the city being a comfortable walk or cycle ride from the centre.

The apartment enjoys superb view across the famous Titanic Basin to Belfast Lough through floor to ceiling, wall to wall double glazed windows. There are two double bedrooms, bathroom, ensuite shower room and open plan living/dining/kitchen with white ceramic tiled floor.

If you are looking for a smart place to live in the city centre, this must be a smart choice.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

THE FACTS YOU NEED TO KNOW...

Two bedrooms, open plan living/dining/kitchen

Floor to ceiling, wall to wall windows with incredible views over Titanic Basin to Belfast Lough

Bright modern, secure apartment

Smart striking interior with black and white 'theme'

Full bathroom and separate ensuite shower room

Contemporary kitchen with oven, hob, fridge, freezer and dishwasher

Separate space for washing machine and tumble dryer

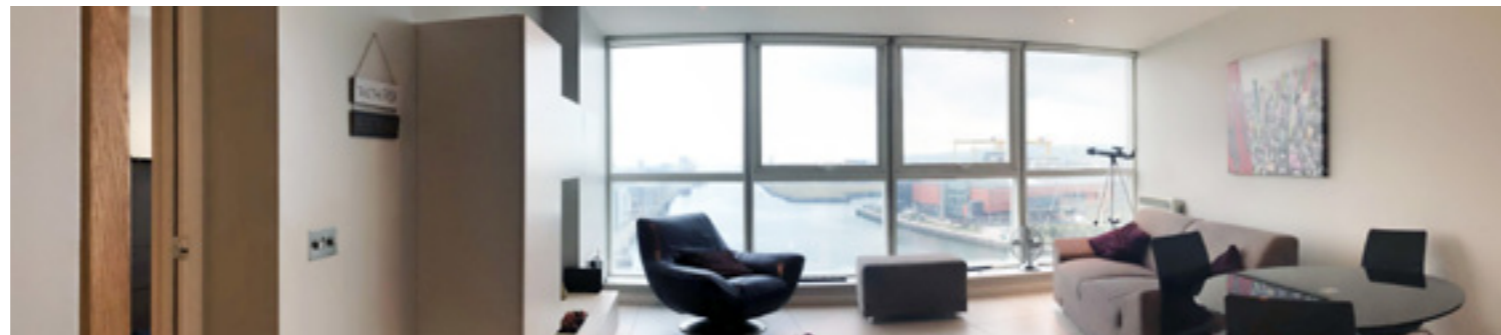
Easy walking distance or cycle to Belfast City Centre

Secure underground car parking with lift access to all floors

Why rent when you can buy?



Open plan living - smart ceramic tiled floor



Open plan living/dining/kitchen with spectacular views



Bedroom one



Bedroom two



Ensuite shower room

The Property Comprises...

GROUND FLOOR

Street Level

Aluminium door and side panels with intercom access to all floors.

RECEPTION

Stainless steel lift to all floors.

Solid front door with 'spy' hole.

ENTRANCE HALL

OPEN PLAN LIVING/DINING/KITCHEN

23' 9" x 13' 9" (average) (7.24m x 4.19m)

Floor to ceiling, wall to wall double glazed windows with superb views of Titanic Basin, River Lagan, Odyssey Arena, Cavehill and East Belfast to Stormont Buildings. Ceramic tiled floor. Recessed lighting. Space for dining table and chairs.

KITCHEN

'Walnut' finish high and low level cupboards, laminate 'quartz' effect worktops, one and a half tub stainless steel sink unit with mixer taps, stainless steel under oven, four ring ceramic hob, stainless steel cooker canopy, integrated fridge freezer and dishwasher.

BEDROOM (1)

17' 0" x 8' 6" (5.18m x 2.59m)

Floor to ceiling, wall to wall double glazed windows with superb views.

ENSUITE SHOWER ROOM

Pedestal wash hand basin with mixer taps, dressing mirror, wc concealed cistern, chrome radiator, fully tiled corner shower cubicle with telephone hand shower, recessed lighting, tiled floor.

BEDROOM (2)

13' 9" x 8' 3" (4.19m x 2.51m)

Floor to ceiling, wall to wall double glazed windows with superb views.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m)

White suite comprising pedestal wash hand basin with mixer taps, wc with concealed cistern, panelled bath with mixer taps and telephone hand shower, tiled bath/shower area, tiled floor, recessed lighting, chrome towel radiator.

STORE CUPBOARD

Pressurised hot water cylinder, plumbed for washing machine, electrical trip system.

Outside

Secure, covered parking space.

LOCATION

Travelling along Victoria Street passing the Albert Clock keep right onto Albert Square then second left onto Donegall Quay, Obel Building is straight ahead of you.

Additional Information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)



FLOORPLAN



FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

MANAGEMENT CHARGE: c.£1750 p.a. For contributions to the communal upkeep of the building (lift, car park, buildings insurance, window cleaning, public liability insurance etc)

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2020 /2021 is c.£1075

VIEWING

By appointment with **RODGERS & BROWNE**.



**Sales
Lettings
Property Management**

EXPERIENCE | EXPERTISE | RESULTS

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