

RODGERS & BROWNE

Penthouse Apartment 3.37 The Arc
2D Queens Road, Belfast, BT3 9FD

offers over £279,950



The Owner's Perspective...

"When we purchased this apartment 15 years ago we wanted our family to be part of the new emerging Belfast. It did not disappoint, it is truly an amazing locality in which to live. A fifteen minute walk or a few minutes on board the G2 Glider, to the city centre with all its shops, restaurants and entertainment venues. Walks inland along the river Lagan to Stranmillis and beyond or seaward to HMS Caroline and the Cruise ship terminal. Cycle rides along cycle paths to Holywood, Comber, Lisburn and Whiteabbey. Work assignments as far as Donegal and Enniskillen easily undertaken as we are minutes away from the M1 and M2.

We are moving to be closer to family but we will certainly miss the convenience, of our Spar downstairs, W5, Holywood Bowl, Funstation and Lost City Adventure Golf when our grand children come to visit, a local cinema 4 minutes walk away, the Titanic Hotel as our local hostelry and especially having Criad our 34 foot yacht in Belfast Marina from where many an adventure to the West of Scotland, Isle of Man or Dublin began.

Our spacious apartment has had a "Tardis" quality whether it has been to accommodate a meal for eight persons, an overnight with 4 grandchildren or one of our board game nights for friends. It's "log" fire or its Hive remote control system was a welcome aid to returning after a winters walk. We will remember breakfasts and coffee breaks on the sunlit balcony and cool drinks on a summers afternoon"



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Family room



Family room open to luxury kitchen and dining



Entrance hall

The facts you need to know...

Stunning penthouse apartment within the much admired Titanic Complex

Finished to an exceptional standard throughout

Open plan living room and dining area including feature wall mounted contemporary gas fire

Luxury fitted kitchen finished in a high gloss and wood finish, stonework tops and integrated appliances

Two spacious bedrooms each with floor to ceiling glazing and sliding patio doors to the private balcony

Main bedroom including a large ensuite shower room

Spacious main bathroom

Southeast facing balcony connecting each room with views to Stormont Building and the Harland & Wolff cranes

Gas central heating and air circulation system

CAT 5 wiring, Lift access to all floors

Aluminium double glazed windows

Private underground car parking space

Beautifully finished communal entrance halls and landings

Communal landscaped gardens on the first floor

Main arterial routes linking the North and the South are on the doorstep

For those who are sailors, Belfast Harbour Marina is on the doorstep (berths are subject to individual applications with Belfast Harbour and are not part of the sale)

An ease of access to Belfast City by foot



Family room open to casual dining and luxury kitchen



Kitchen



The property comprises...

GROUND FLOOR

Communal glazed door to:

COMMUNAL ENTRANCE

Marble flooring, visitor sitting area, mailboxes for each apartment, lift and staircase access to each floor.

Third Floor

LANDING

Solid front door to:

APARTMENT 3.37

ENTRANCE HALL

Utilities cupboard with gas boiler, plumbing for washing machine, control board, walnut effect floor, low voltage lighting.

LIVING ROOM OPEN TO CASUAL DINING AND LUXURY KITCHEN

20' 8" x 13' 9" (6.3m x 4.19m)

Extensive range of high and low level two tone cupboards, under unit lighting, stone worktops, five ring gas hob, extractor above, stone splashback, eyelevel Neff microwave oven, Neff under oven, inset sink and mixer tap, integrated fridge freezer, ceramic tiled floor in kitchen, walnut effect flooring, contemporary wall mounted gas fire. Large floor to ceiling picture windows with sliding door accessing the private balcony.



Main bedroom

MAIN BEDROOM

14’ 2” x 12’ 6” (4.32m x 3.81m)
Floor to ceiling glazing with sliding door to private balcony, contemporary radiator. Views towards Stormont Buildings and the iconic Harland & Wolff cranes.

LUXURY ENSUITE SHOWER ROOM

7’ 11” x 6’ 7” (2.41m x 2.01m)
Double walk-in shower cubicle, thermostatically controlled shower units, inset wash hand basin with mixer tap, concealed cistern, vanity mirror, ceramic tiled floor, part tiled walls.

BEDROOM (2)

11’ 7” x 9’ 7” (3.53m x 2.92m)
Floor to ceiling glazing with sliding door to private balcony, views towards Stormont Buildings and the iconic Harland & Wolff cranes.

LUXURY BATHROOM

8’ 2” x 6’ 7” (2.49m x 2.01m)
Luxury suite comprising panelled bath with waterfall taps, thermostatically controlled shower unit, concealed cistern, ceramic tiled floor, part tiled walls, vanity unit.

Outside

Southeast facing balcony with views over the iconic cranes to Stormont Building’s, the balcony is connected from each bedroom and living room.

Communal first floor landscaped garden and patio areas.

One underground private parking space.



Luxury ensuite shower room



Bedroom two



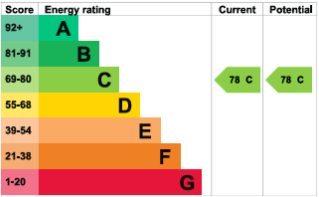
Luxury bathroom



Balcony

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE			
	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?	X		
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



From 1st April 2025, property purchased up to £125,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes purchased in excess of £125,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £300,000 if the purchase price is less than £500,000. Please contact your own legal adviser with any queries.

TENURE: LEASEHOLD

MANAGEMENT FEES: £1,600 per annum

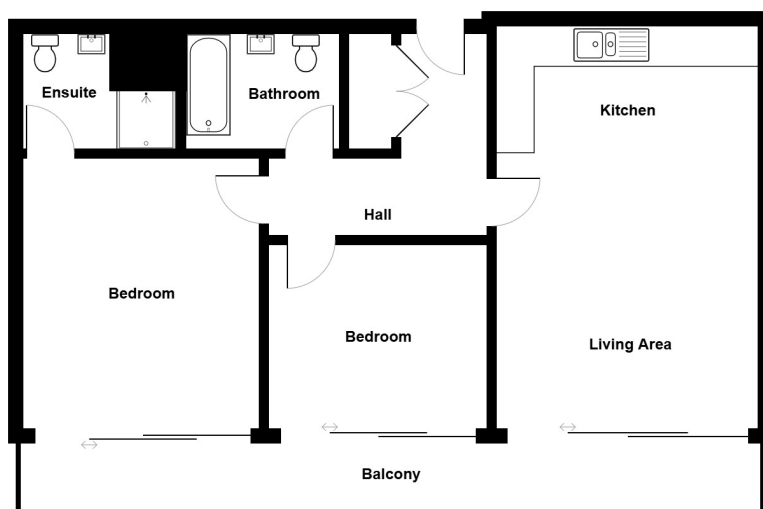
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information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

The assessment for the year 2026/2027 £1,343.02

VIEWING: By appointment with RODGERS & BROWNE.

Location

Travelling from Donegall Quay over Bridgend towards East Belfast, just after the bridge turn left into Queens Quay, at the roundabout take the first exit onto Sydenham Road, pass The Odyssey Complex, take your first left onto Queens Road and the Arc Complex is on your left.



Total Area: 72.0 m² ... 775 ft² (excluding balcony)

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&
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