



Apt 42 The Granary

James Clow Building 42 Pilot Street, Belfast, BT1 3EP

Offers Around £164,950

Superb Contemporary Designed One Bedroom Apartment Located In The Heart Of Belfast's Thriving Docklands.

Set within a landmark building a short walk from Belfast's vibrant Cathedral Quarter this superb Level 1 apartment offers the perfect "pied-à-terre" ideally suited to the young first time buyer or canny investor. The modern interior comprises spacious bedroom, lounge with glazed door accessing to open terrace, contemporary integrated kitchen incorporating built in oven and hob, integrated fridge/freezer with dishwasher and modern white bathroom suite. The dwelling further offers double glazed windows, gas central heating, utility cupboard, excellent storage and extensive use of ceramic and wood laminate floor coverings. Accessed via an imposing foyer with elevators and remote entry key fobs this apartment complex has pedestrian access to the Titanic and Belfast Docks pathways.

A rare opportunity to purchase a fabulous apartment set within this landmark development - Early viewing is highly recommended.

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		
Northern Ireland		EU Directive 2002/91/EC

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- Superb Contemporary Designed Apartment
- Open Plan Contemporary Integrated Kitchen
- Gas Central Heating
- Landmark Dock Development
- One Bedroom With Built-in Storage
- Modern White Bathroom Suite
- Pedestrian Access To The Titanic & Docks Area Pathways
- Lounge French Style Door To Alfresco Terrace
- Double Glazed Windows
- Walking Distance To The Cathedral Quarter

Entrance Foyer

Glazed and tiled entrance foyer. Elevator access to Level 1, secure intercom pedestrian access.

Entrance Hall

Wood laminate floor, double panelled radiator, built-in storage cupboard, utility cupboard plumbed for washing machine, concealed gas boiler.

Lounge

13'8" x 12'11" (4.17 x 3.96)
Wood laminate floor, floor to ceiling hardwood double glazed door to decking, recessed lighting, double panelled radiator.

Open Plan

Kitchen

8'10" x 6'6" (2.70 x 1.99)
Bowl and a half single drainer stainless steel sink unit, extensive use of high and low level units, formica worktops, built-in oven and ceramic hob, stainless steel extractor fan, integrated fridge/freezer and dishwasher, partly tiled walls, ceramic tiled floor.

Bathroom

White suite comprising panelled bath, telephone handset shower, shower screen, wash hand basin, low flush wc, partly tiled walls, ceramic tiled floor, extractor, chrome radiator.

Bedroom

14'3" x 9'1" (4.36 x 2.78)
Wood laminate floor, built-in cupboard, double panelled radiator.

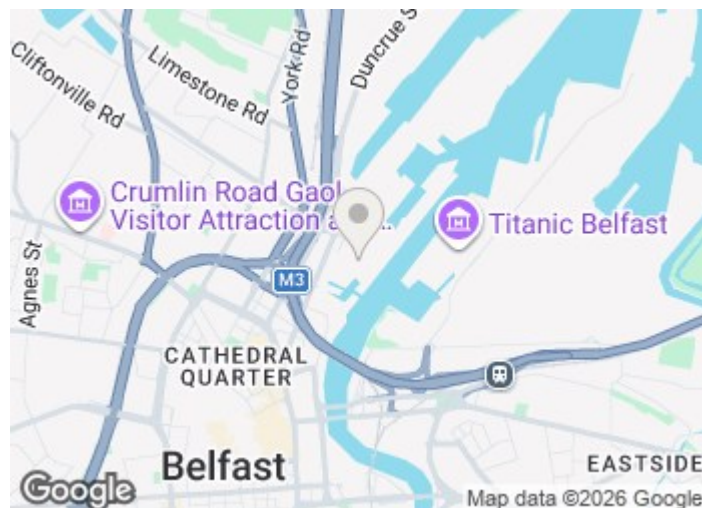
Outside

Communal courtyard, open terrace.

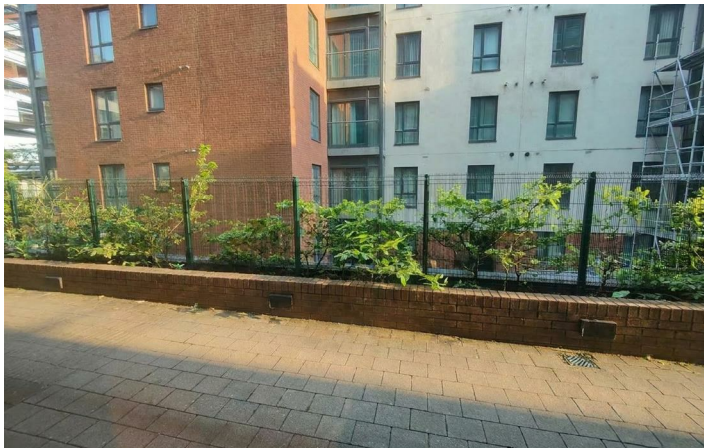
Management Company Charles White.

Management Fees Approx £ 956 per annum.

Please note the External Wall System Cladding Certificate Works are nearing completion and the Certificate is forthcoming.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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