

Apt 55 The Granary

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

Offers Over £184,950

Luxury Appointed Two 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 5th floor apartment ideally suited to the young first time buyer or investor alike. The contemporary interior comprises 2 spacious bedrooms, principle with en-suite, lounge with glazed door accessing to open terrace, modern integrated kitchen incorporating built in oven and ceramic hob, integrated fridge/freezer and dishwasher and recently installed 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	81	82
(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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- Luxury Appointed Two Bedroom Apartment
- Modern Integrated Fitted Kitchen
- Upvc Double Glazed Windows
- Pedestrian Access To The Titanic & Docks Area Pathways
- 2 Spacious Bedrooms, Principle With En-Suite
- Recently Installed White Bathroom Suite
- Allocated Carparking Space
- Lounge With Glazed Door Accessing To Open Terrace
- Gas Central Heating
- Walking Distance To The Cathedral Quarter

Entrance Foyer

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

Entrance Hall

Hardwood entrance door, wood laminate floor, panelled radiator, built-in storage, concealed gas boiler.

Lounge

17'8" x 16'4" (5.41 x 4.98)

Wood laminate floor, double panelled radiator, recessed lighting, uPvc door to balcony.

Open Plan:

Kitchen

8'8" x 7'10" (2.66 x 2.39)

Bowl and a half stainless steel sink unit, extensive range of high and low level

units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated dishwasher, partly tiled walls, ceramic tiled floor.

Bathroom

Modern white bathroom suite comprising panelled bath, thermostatically controlled shower, shower screen, wash hand basin, low flush wc, panelled radiator, partly tiled walls, ceramic tiled floor, recessed lighting, extractor fan.

Bedroom

14'6" x 8'11" (4.44 x 2.74)

Wood laminate floor, panelled radiator.

Bedroom

18'11" x 9'4" (5.77 x 2.85)

Wood laminate floor, double panelled radiator.

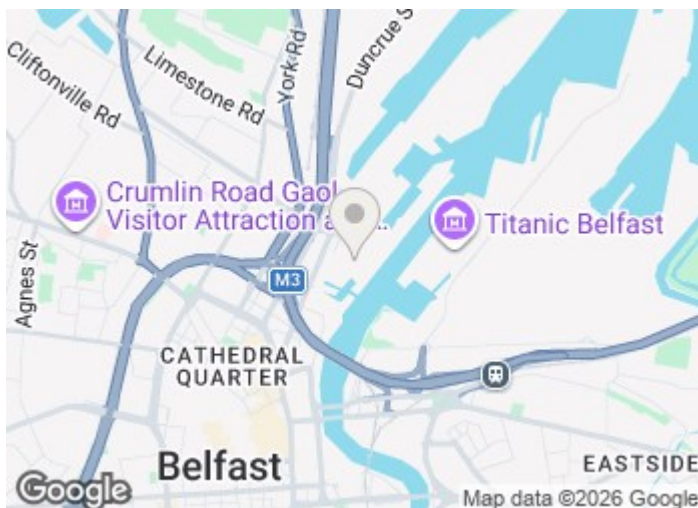
En-Suite

White bathroom suite comprising a shower cubicle, thermostatically controlled shower unit, wash hand basin, low flush wc, featured radiator, partly tiled walls, ceramic tiled floor, recessed lighting.

Outside

Communal courtyard, open terrace, allocated private carparking space

Management Company Charles White. Management Fees Approx £110 pcm. Please note the External Wall System Cladding Certificate Works are nearing completion and the Certificate is forthcoming.

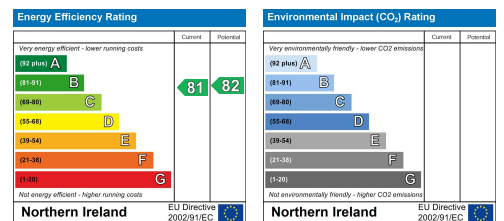


Directions



Floor Plan

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