

Management company

CSM

Service Charge

£1900 per annum

TEMPLETON
ROBINSON

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ROBINSON



Fifth Floor
Approx. 36.6 sq. metres (394.4 sq. feet)

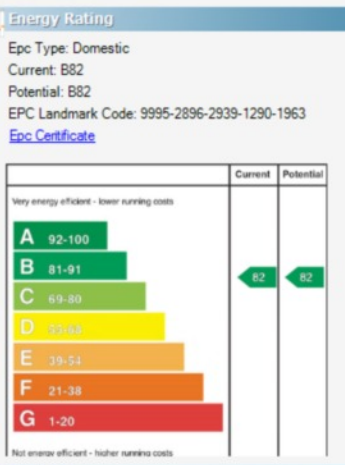


Total area: approx. 36.6 sq. metres (394.4 sq. feet)
This plan is for illustrative purposes only.
Plan produced using PlanUp.

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



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We are offering for sale this modern fifth floor apartment. The property comprises; bright open plan high gloss kitchen units open plan to lounge/dining area, good sized double bedroom and contemporary main bathroom with bath and shower over.

The apartment is in the heart of Belfast City Centre on the Dublin Road. It is walking distance of many local amenities and in a prime situation for anyone working in the city or wanting to commute as in close proximity to the main motorway networks north or south.

In such a prime location and offering such a modern feel this apartment is sure to prove popular thus early viewing is encouraged to both owner occupiers and investors.

Offers Over
£145,000

Apt 36 The Gallery,
71 Dublin Road,
BELFAST,
BT2 7HG

Viewing by
appointment with
& through agent
028 9066 3030

Apt 36 The Gallery,
71 Dublin Road,
BELFAST, BT2 7HG

Property Features

- Modern Fifth Floor One Bedroom Apartment in Prime City Centre Location
- Communal Entrance Hall with Stairs and Lift to 5th Floor
- Entrance Hall
- Modern Fitted Kitchen with Range of Integrated Appliances
- Open Plan to Lounge and Dining Room
- Double Bedroom with Built in Robes with Mirrored Doors
- Modern Bathroom Suite
- Gas Heating and Double Glazed Windows
- Walking Distance of Many Local Amenities Including; Shops, Cafes, Restaurants and Public Transport

Location:

From Shaftesbury Square follow the one way system onto the Dublin Road and The Gallery is number 71 on the right hand side.

Property Comprises

Ground Floor

COMMUNAL HALL: Lift and stairs to . . .

Fifth Floor

Hardwood front door to . . .

ENTRANCE HALL: Ceramic tiled floor.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL

LIVING/DINING AREA: 18' 4" x 19' 7" (5.59m x 5.97m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated Caple microwave and oven, integrated hob with extractor fan over, integrated fridge freezer, integrated washer dryer, integrated slimline dishwasher, part tiled walls, ceramic tiled floor, low voltage spotlights.

BEDROOM: 10' 5" x 6' 9" (3.18m x 2.06m) (into robe). Built-in robes with mirrored doors.

MODERN BATHROOM: 7' 2" x 5' 6" (2.18m x 1.68m) White suite comprising low flush wc, wash hand basin, panelled bath with drencher shower head over, fully tiled walls, ceramic tiled floor, heated towel rail.

