



Templeton Robinson are delighted to welcome to the market this luxury penthouse apartment within this impressive Belfast City Centre development. Constructed only six years ago, The Sandford offers excellent modern and contemporary style city living. With fantastic views over the city skyline and comfortable walking distance to everything Belfast has to offer this property is sure to be very popular in today's market.

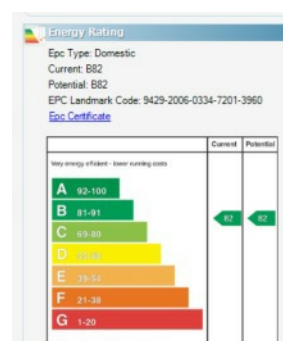
The apartment is set on the 7th floor with lift access from the ground floor and secure car park, comprising open-plan kitchen/living/dining, two bedrooms, master with ensuite and family bathroom giving plenty of space for the working city centre professional. Of particular note are the dual private balconies and an EV charger located at your allocated parking space.

Local amenities to include shops, bars and restaurants are all within a short walking distance as well as the SSE complex and Waterfront Hall. Local bus and rail routes are all close at hand to Holywood, Bangor, Jordanstown and beyond.

Offers Over  
£245,000

Apt 17 The Sandford,  
37, Bridge End,  
Belfast,  
BT5 4AW

Viewing by  
appointment with  
& through agent  
028 9065 0000



- Impressive circa 900 sqft penthouse apartment
- A comfortable walk from Victoria Square and the Odyssey complex
- Lounge boasts twin balconies with dual aspect over the city, open to...
- Kitchen with range of built in appliances and casual dining area
- Two double bedrooms, principle with ensuite shower room
- Bathroom with white suite
- Secure allocated parking space with EV Charger
- Lift access to 7th floor
- Gas central heating/uPVC Double glazing
- The perfect apartment for young professionals and downsizers

The Property Comprises:

Ground Floor

Lift and stairs to:

Seventh Floor

Front door to:

ENTRANCE HALL: Intercom.

LOUNGE: 24' 2" x 21' 9" (7.37m x 6.63m) (at widest points). Lounge with glass doors to dual balconies with views over Lagan. Laminate wood effect floor, low voltage spotlights, casual dining area. Open plan to:

KITCHEN: Modern fitted kitchen with range of high and low level units, four ring gas hob, electric oven, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, single drainer stainless steel sink unit, plumbed for washing machine. Gas boiler cupboard, low voltage spotlights, laminate wood effect floor.



BEDROOM (1): 13' 2" x 10' 11" (4.01m x 3.33m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, chrome heated towel rail.

BEDROOM (2): 14' 4" x 10' 6" (4.37m x 3.2m)

## Second Floor

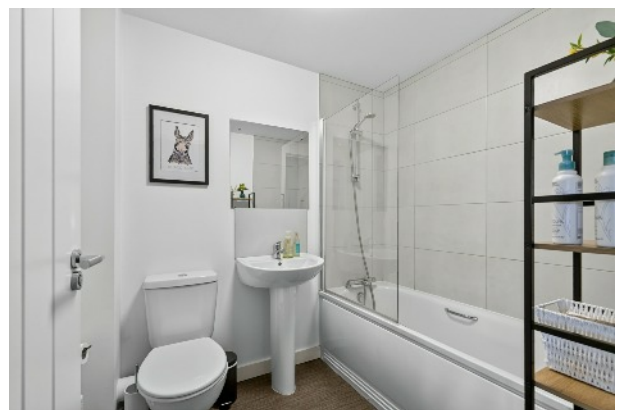
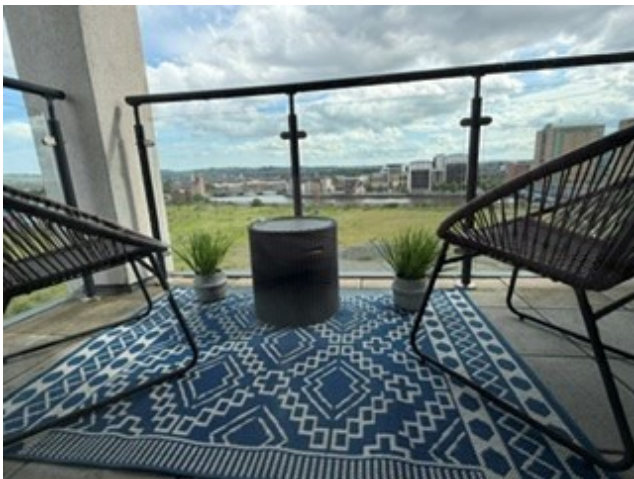
BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, low flush wc, pedestal wash hand basin, part tiled walls.

## Outside

Secure parking with one allocated spaced and electric charging point.

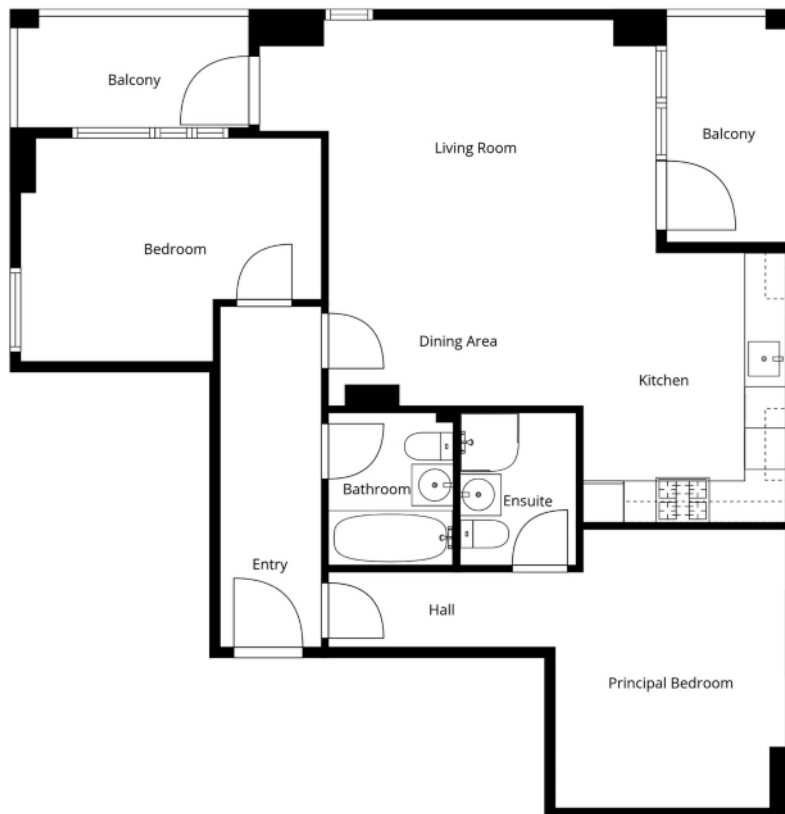
## Management company

Charles White Ltd. Service Charge: £1,601.31 per annum.



## Location:

Travelling along the Newtownards Road city bound, continue onto Bridge End and head towards Belfast City Centre. The Sandford is the development on the left hand side at the old Sirocco Works.



Sizes And Dimensions Are Approximate. Actual May Vary.

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

[www.templetonrobinson.com](http://www.templetonrobinson.com)

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