



NICHOLAS
RESIDENTIAL



5.07 The Arc 2E Queens Road Belfast BT3 9FE Asking price £167,950

Welcome to Apartment 5.07 The Arc, Titanic Quarter!

A beautiful ground floor duplex apartment located in the highly desirable Arc development in the famous Titanic Quarter area of Belfast City centre. The area is renowned for its top-class Marina facilities, Titanic Museum and the recently renovated Odyssey Pavilion/SSE Arena which offers family-friendly entertainment and a wide range of dining options. The location offers easy access to the motorway network, Victoria Park and Belfast City Airport. A few minutes walk and you are in the heart of Belfast City centre which offers a wide range of shopping including Victoria Square and a number of leading restaurants.

Internally this duplex apartment briefly comprises; Open plan living/kitchen/dining area, a modern fitted kitchen with a range of high and low level units and integrated appliances and a downstairs WC. On the first floor is a contemporary bathroom suite and a spacious double bedroom. The property also benefits from gas fired central heating and uPVC double glazing. Externally there is a communal garden area for residents to enjoy and a secure allocated car parking space in the basement car park.

Contact us at 02890388383 to arrange your personal viewing today!

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful Ground Floor Duplex Apartment
- Open Plan Living/Dining Area
- Modern Fitted Kitchen with Integrated Appliances
- Downstairs WC
- Spacious Main Bedroom
- Bathroom with Contemporary Suite
- Gas Fired Central Heating and uPVC Double Glazing
- Secure Underground Car Parking Space
- Highly Desirable and Convenient Location
- Management Fee - £1163 per annum Rates - £1007 per annum



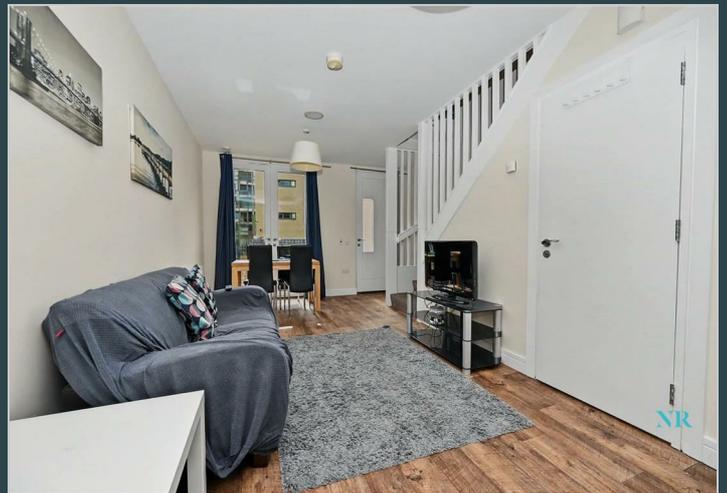
Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(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 	



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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