



NICHOLAS  
RESIDENTIAL



## Apt 17, Clarendon Quay Pilot Place

, Belfast, BT1 3AG

£1,200 Per month

Welcome to Apt 17, Clarendon Quay!

This first-floor apartment is positioned directly across the water from the Odyssey Arena displays, encapsulating panoramic views of the city centre and Belfast's rolling hills whilst immediately overlooking the River Lagan.

Clarendon Quay is merely a 2-minute drive to the City Centre and less than 10 minutes when walking, where along the way one will encounter a unique number of retail and leisure developments such as St Annes Square, Victoria Square, Donegall Place and the Cathedral Quarter that have become the lifeblood of 21st Century Belfast. Furthermore, with easy access to main arterial routes from the City Centre, train stations, bus stations and airports, the property is likely to appeal to professionals and couples in search of a high specification apartment.

The apartment comprises a spacious open-plan living/dining/kitchen area and a modern shaker-style fitted kitchen with integrated appliances. There are two spacious double bedrooms, both with built-in storage; the master bedroom includes an ensuite shower room.

The property further benefits from gas-fired central heating, double glazing, a dedicated off-street car parking space and secure entry both to the complex and apartment itself.

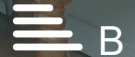
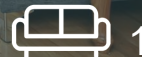
The property comes furnished and is available immediately on a 12-month lease.

Contact us on 02890388383 to arrange your personal viewing.

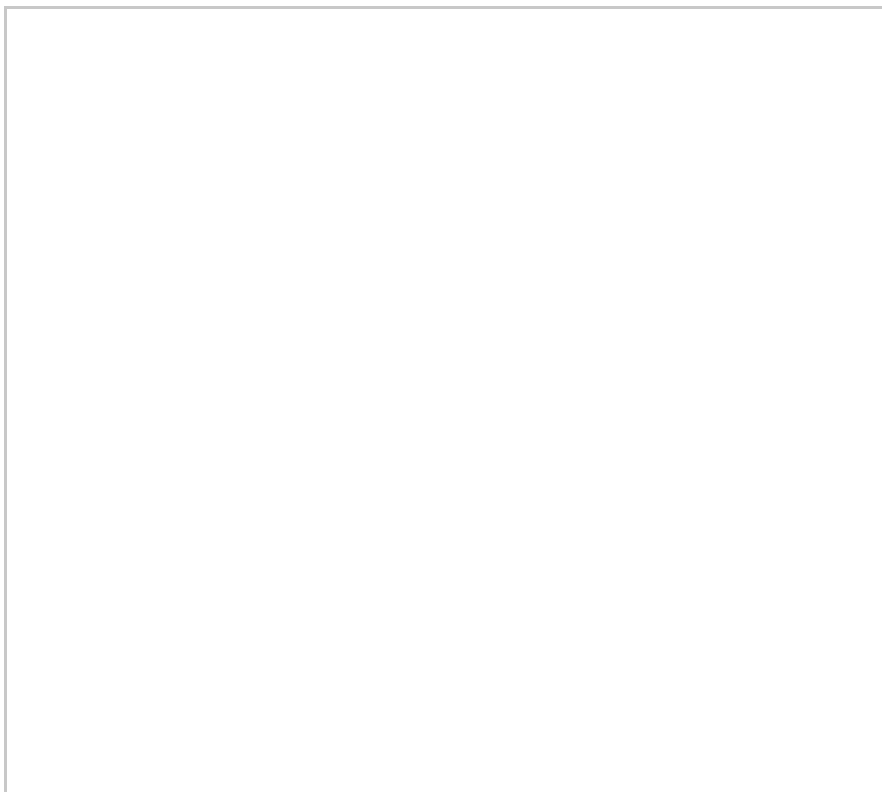
### Viewing

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

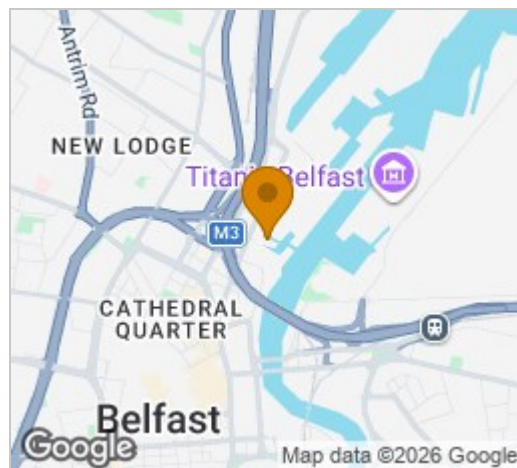
- Spacious 1st Floor City Centre Apartment
- Open Plan Living/Dining/Kitchen Area
- Modern Shaker Style Fitted Kitchen with Appliances
- Two Spacious Double Bedrooms (Master with an Ensuite Shower Room)
- Main Bathroom with Three Piece Suite
- Gas Fired Heating
- uPVC Double Glazing
- Fully Furnished
- Secure Parking Space
- Available Immediately



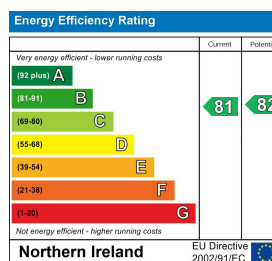
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>