

simon**BRIEN**
RESIDENTIAL

Apt 114 The Granary Building,
James Clow, 15 Princes Dock Street,
Belfast, BT1 3DS



Offers Over £159,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb 8th Floor Apartment With Balcony
- Excellent Views From Living Room And Bedrooms, Westerly Facing Towards Cavehill And Easterly Towards Titanic Quarter
- Enclosed Allocated Parking
- Very Popular And Convenient City Centre Location
- Contemporary Kitchen Area With Excellent Range Of Integrated Appliances
- Two Double Bedrooms, Master With Ensuite Shower Room
- Luxury White Bathroom Suite
- Phoenix Natural Gas Heating
- Audio Intercom System
- Ease Of Access To M2, M3 And Westlink
- Will Appeal To Owner Occupiers And Investors Alike
- High Standard Of Internal Presentation Throughout
- Early Viewing Is Highly Recommended

SUMMARY

Number 114, The Granary Building, James Clow, is a superb spacious 8th floor, two bedroom apartment in the popular James Clow development. This apartment is located on Princes Dock Street beside Clarendon Dock within a few minutes' walk of Belfast city centre and the Cathedral Quarter.

The apartment has the benefit of a spacious living room and has super views towards Cavehill. It has been finished to a high specification and would make an ideal city home. The apartment comprises modern fitted kitchen open plan to a spacious living/dining room, two double bedrooms (master ensuite) and a luxury bathroom. The balcony off the living room has a superb westerly aspect. It also has a covered enclosed car space and an audio entry system. The apartment would be suitable for an owner-occupier or an investor.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL:

Lift and stairs to...

EIGHTH FLOOR

COMMUNAL LANDING:

Front door to...

UTILITY STORE:

Plumbed for washing machine, gas fired boiler.

OPEN PLAN KITCHEN/LIVING/ DINING ROOM:

**25' 5" x 17' 7" (7.75m x 5.36m) (at
widest points)**

Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit with mixer taps, electric hob and oven, integrated fridge freezer, extractor fan, integrated dishwasher, low voltage spotlights, tiled floor, part tiled walls, door to balcony.





MASTER BEDROOM:
15' 1" x 8' 7" (4.6m x 2.62m)

Built-in wardrobes.

ENSUITE SHOWER ROOM:

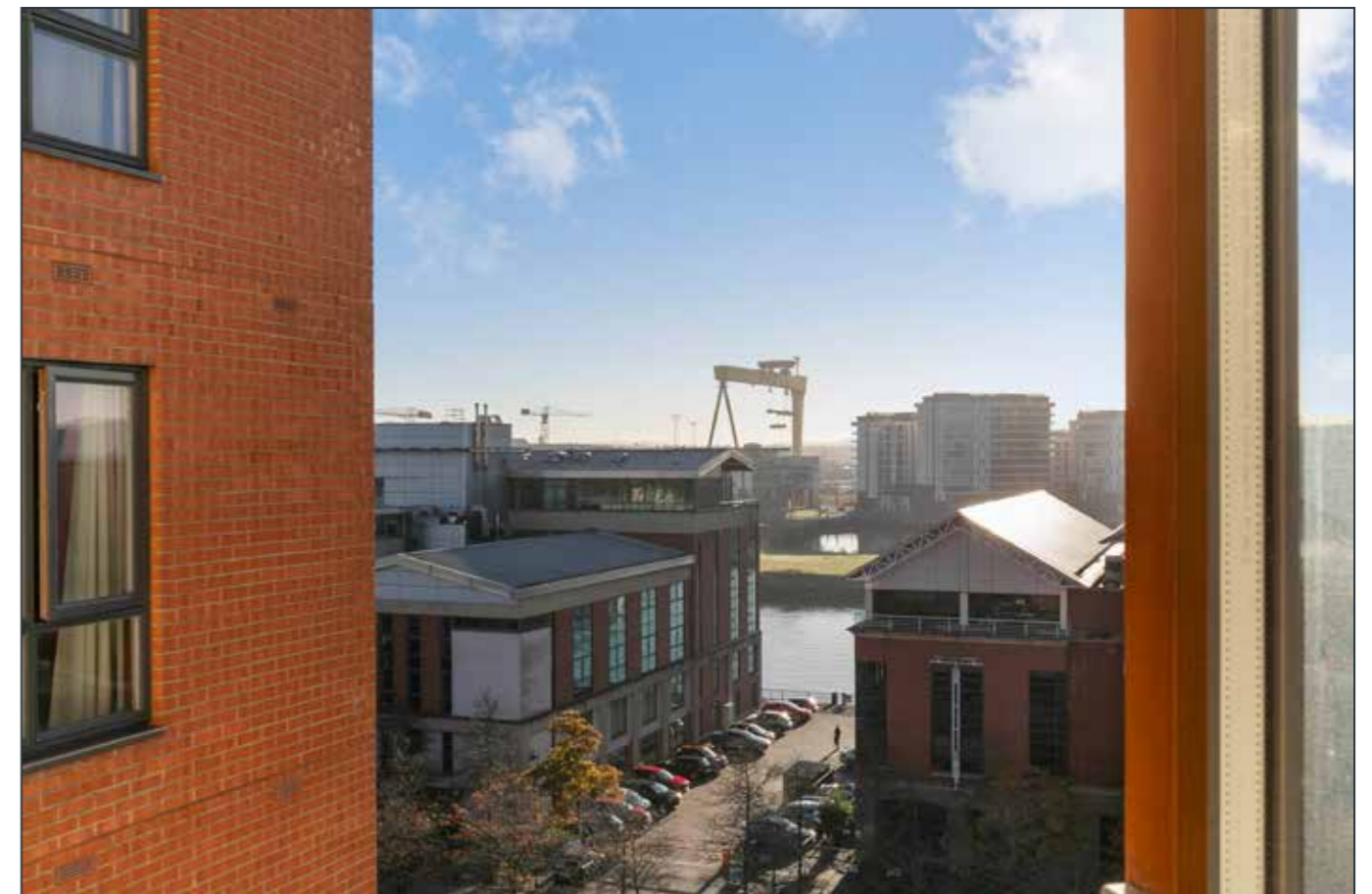
White suite comprising wall hung WC, wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, chrome heated towel rail, integrated mirror, low voltage spotlights.

BEDROOM (2):
11' 7" x 8' 10" (3.53m x 2.69m)

STYLISH BATHROOM:

Contemporary white suite comprising panel bath with thermostatic power shower over, wall mounted WC, partly tiled walls, ceramic tiled floor, large wall mirror, low voltage lighting.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

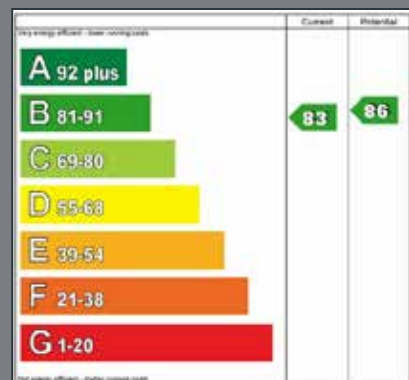


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: TOD/J/18/FB



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