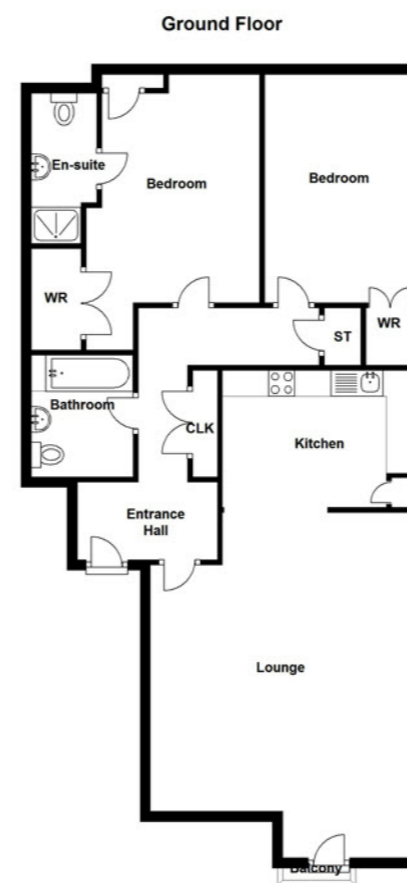


Outside

Secure basement car parking accessed via electric gates.

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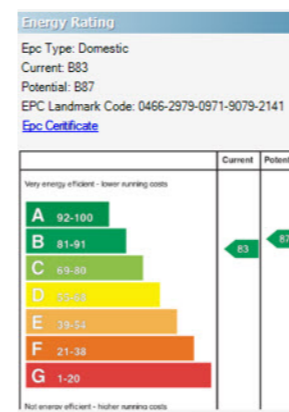
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This plan is for illustrative purposes only. Plan produced using PlanUp.



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Freshly decorated by the current owners this bright city centre apartment is ready for immediate occupation and will appeal to a broad range of purchasers including first time buyers, investors, land lords and those looking for a base in the city.

The accommodation comprises spacious living/dining room with wood effect flooring, modern kitchen with integrated appliances, bathroom with white suite and two double bedrooms including master with en suite shower room. Furthermore the property benefits from secure car parking and ease of access to a diverse range of attractions within the city centre.

Early viewing is encouraged.

Offers Over
£175,000

44 Queens Square,
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44 Queens Square,
Custom House Square,
Belfast, BT1 3FF

Property Features

Freshly presented 5th floor apartment in desirable location

Excellent proximity to all city centre attractions and the motorway network

Living/dining room with wood effect flooring and view to Custom House Square

Fitted kitchen with range of integrated appliances

Two large double bedrooms, master with en suite shower room

Two large double bedrooms, master with en suite shower room

Secure basement car parking

Mains gas heating, double glazing throughout

Location:

Queen's Square is next to the Albert Clock by Custom House Square. The apartments are between the Mal Maison Hotel and McHugh's pub-restaurant.

Property Comprises

Ground Floor

Communal entrance with lift and stairs to . . .

Fifth Floor

Front door to . . .

ENTRANCE HALL: Laminate wood effect floor, large storage cupboard.

LIVING ROOM: 20' 8" x 16' 7" (6.3m x 5.05m) (at widest points). Laminate wood effect floor.

KITCHEN: 12' 2" x 8' 6" (3.71m x 2.59m) Modern fitted kitchen with extensive range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, integrated stainless steel oven and four ring gas hob, extractor canopy, integrated Whirlpool dishwasher, washing machine, Nardi fridge freezer, ceramic tiled floor, part tiled walls.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower above.

BEDROOM (1): 14' 6" x 10' 11" (4.42m x 3.33m) Laminate wood effect floor, double built-in robe, airing cupboard with gas boiler.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, corner shower cubicle, ceramic tiled floor, part tiled walls.

BEDROOM (2): 14' 5" x 9' 6" (4.39m x 2.9m) Laminate wood effect floor.

