

simon**BRIEN**  
RESIDENTIAL

Apt 5-21 The Arc,  
2E Queens Road, Belfast, BT3 9FE



Asking Price £189,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Superb Fourth Level Apartment Situated In Award Winning City Centre Development
- Accommodation Extending To C. 845 Sq Ft
- Superb Aspect Towards Samson And Goliath
- Two Double Bedrooms (Master With Ensuite)
- Contemporary Bathroom
- High Gloss Fully Fitted Kitchen With Excellent Range Of Integrated Appliances - Open Plan To:
- Spacious Living/Dining Room With Balcony Access
- Gas Fired Central Heating
- Double Glazing
- Covered Allocated Underground Car Parking Space

## SUMMARY

Titanic Quarter is one of Europe's largest and most exciting mixed use waterfront developments, creating a new maritime quarter consisting of 185 acres, containing a number of variety of uses including residential, business, leisure, tourism and education, all combined to create a vibrant new neighbourhood for the City.

Apartment 5-21 is a superbly presented two bedroom apartment which offers well-appointed and spacious accommodation, extending to approximately 845 sq ft, including two double bedrooms, master with ensuite, principal bathroom together with superb open plan kitchen/living/dining area with balcony access. The master bedroom has the benefit of a balcony.

In addition, the property benefits from a superb aspect towards Samson and Goliath.

High quality internal courtyard areas, modern design communal areas, and covered underground parking are also major attributes of The Arc Development.

Viewing of this superb apartment is strictly by private appointment through our South Belfast office on 028 9066 8888.





## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL AREA:

Lift / stairs to all floors.

### FOURTH FLOOR

#### ENTRANCE HALL:

Hardwood door leading into entrance hall with storage cupboard housing gas fired boiler and plumbed for washing machine.

#### LIVING / KITCHEN / DINING AREA:

**21' 5" x 15' 0" (6.53m x 4.57m)**

Kitchen Area: Range of high and low level units. 1.5 bowl stainless steel sink unit. Four ring gas hob. Electric oven. Integrated dishwasher and fridge freezer.

Living Area: Access to balcony with views over Samson and Goliath. Laminate flooring.

#### MASTER BEDROOM:

**15' 0" x 12' 2" (4.57m x 3.71m)**

Built-in wardrobe. Balcony access. Laminate flooring.

#### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin. Heated towel rail. Ceramic tiled floor.



**BEDROOM (2):**  
**13' 0" x 10' 0" (3.96m x 3.05m)**

Laminate flooring.

**BATHROOM:**

White suite comprising of a panelled bath with mixer taps and telephone hand shower. Low flush WC. Wash hand basin. Heated towel rail. Ceramic tiled floor.

**OUTSIDE**

Covered underground car parking space. Communal courtyard gardens.

**ADDITIONAL INFORMATION**

Rates: £1,000 pa approx  
Service Charge: £1,156 pa  
Management Company: Titanic Quarter Management Ltd



# Location



Titanic Quarter

## 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](http://www.simonbrien.com)

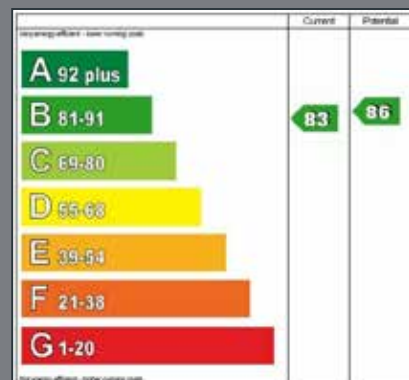


## Lettings Department

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/B/19/FB



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