



Apartment 2.02 The Arc

2B Queens Road, Belfast, BT3 9FB

Asking Price £249,950



KEY FEATURES

- Magnificent 2nd Floor Apartment Situated Within Prime City Centre Development
- Extending To c. 763 Sq Ft
- Spectacular Views Over Titanic Belfast, Cavehill And Beyond
- Bright Living / Dining Area With Floor To Ceiling Windows
- High Gloss Fitted Kitchen With Excellent Range Of Integrated Appliances
- Two Double Bedrooms, Master With Ensuite Shower Room
- Contemporary Bathroom
- Gas Fired Central Heating
- Surround Sound System
- Secure Allocated Underground Car Parking Space
- Suited To Young Professionals And Investors Alike



ACCOMODATION

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Ground Floor		
Communal Area:		Communal entrance with lift and stair access to 2nd floor.
Second Floor		
Entrance Hall:		Hardwood entrance door leading to entrance hall with storage cupboard, plumbed for washing machine and enclosed gas boiler
Living/Kitchen/Dining Area:	22' 7" x 14' 9" (6.88m x 4.5m)	Excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer tap. Four ring gas hob with extractor fan over. Integrated oven, microwave, fridge freezer and dishwasher. Partly tiled walls. Ceramic tiled floor in kitchen area. Low voltage lighting. Access to balcony.
Master Bedroom:	14' 5" x 9' 2" (4.39m x 2.979m) (at widest points)	
Ensuite Shower Room:		Contemporary white suite comprising, fully tiled double shower cubicle with thermostatic power shower. Wall mounted WC. Vanity unit with inset wash hand basin. Chrome heated towel rail. Partly tiled walls. Ceramic tiled floor. Large wall mirror. Low voltage lighting.
Bedroom (2):	10' 6" x 9' 2" (3.2m x 2.79m) (at widest points)	
Luxury Bathroom:		Contemporary white suite comprising panel bath with thermostatic power shower over. Wall mounted WC. Vanity unit with inset wash hand basin. Recessed surround sound speakers. Partly tiled walls. Ceramic tiled floor. Large wall mirror. Low voltage lighting.
Outside:		Communal landscape courtyard gardens. Public realm terrace overlooking Marina. Secure underground car parking with remote controlled entrance gates and designated parking space.

SUMMARY

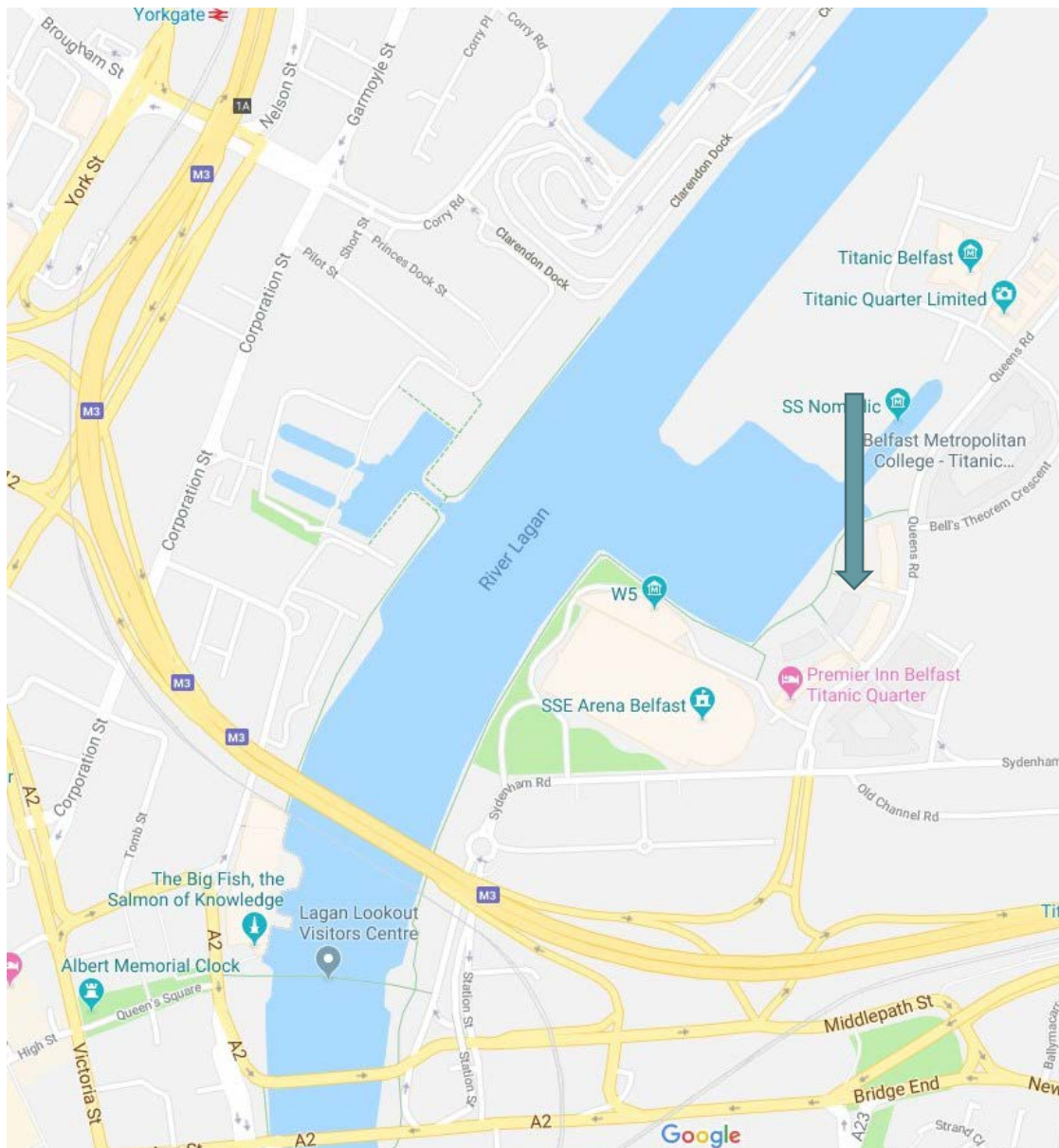
2-02 The Arc is a stunning two bedroom apartment that is presented in excellent condition. Located on the second floor, this apartment is perfectly situated overlooking Titanic Belfast in one of Belfast's most exclusive landmark developments.

This apartment offers coveted and uninterrupted views towards Titanic Belfast from inside and on the balcony accessed via the spacious living area. The stylish kitchen/dining area characterises the quality of this apartment. The two double bedrooms, master ensuite and contemporary bathroom, surround sound system, enclosed car space, higher than normal floor to ceiling heights and excellent specification finish all contribute to make this apartment a truly outstanding home or investment.

The high quality internal courtyard gardens, modern designed common areas and secure underground parking are major attributes of The Arc Development.

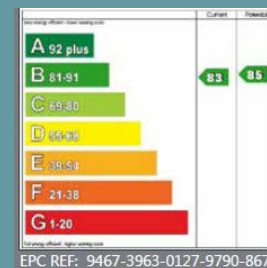
Titanic Quarter is a vibrant and most accessible area of Belfast and with Titanic Belfast, the Metropolitan College and many major intellectual companies investing in the area the cosmopolitan appeal at Titanic Quarter will only continue to grow.





LOCATION MAP – For indicative purposes only

EPC Rating



CONTACT

For further information please contact:

Neal Morrison
Neal.Morrison@savills.ie
Tel: +44 28 9026 7824

Joint Agent Simon Brien
southbelfast@simonbrien.com
028 9066 8888



Savills Belfast
Longbridge House
16-24 Waring Street
Belfast, BT1 2DX

+44 (0) 28 9026 7820
belfast@savills.ie
savills.ie

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