

simon**BRIEN**  
RESIDENTIAL

Apartment 15.09 Obel Tower,  
Belfast, BT1 3NH



Asking Price £225,000

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

## KEY FEATURES

- 15th Floor City Centre Apartment
- Superb Views Over Belfast Lough And Titanic Quarter
- Two Double Bedrooms
- Open Plan Living / Dining
- Fully Fitted Kitchen With Excellent Range Of Integrated Appliances
- Bathroom & Ensuite Shower Room
- Electric Heating
- Secure Resident Parking Space
- Popular & Convenient Location In Heart Of Belfast City Centre
- Ideal for Young Professional or as an Rental Investment
- Viewing by Private Appointment

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

Hardwood front door. Wood laminate floor. Low voltage spotlights.

#### KITCHEN OPEN PLAN TO LIVING / DINING AREA:

**22' 8" x 15' 10" (6.91m x 4.83m)**

Range of high and low level units. Integrated fridge freezer and dishwasher. Electric oven. 4 ring ceramic hob. Stainless steel extractor fan. Stainless steel sink unit. Low voltage spotlights. Wood laminate floor.

## DESCRIPTION

Situated in the heart of Belfast City Centre, Obel offers unparalleled access to all areas of the City and is a short stroll from the newly regenerated Cathedral Quarter.

Convenience to the City brings with it high quality shopping at Victoria Square with a host of bars, restaurants and entertainment at the Odyssey Arena and Waterfront Hall.

This particular apartment is located on the 15th floor and has accommodation comprising of, two double bedrooms, bathroom and ensuite, open plan living / dining / kitchen with a range of integrated appliance. In addition, the property benefits from superb views over Belfast Lough and Titanic Quarter.

Viewing is via appointment through our Lisburn Road office on 028 9066 8888.



## BEDROOM (1):

**17' 2" x 13' 3" (5.23m x 4.04m)**

Wood laminate floor



## BEDROOM (2):

**13' 11" x 8' 4" (4.24m x 2.54m)**

Wood laminate floor



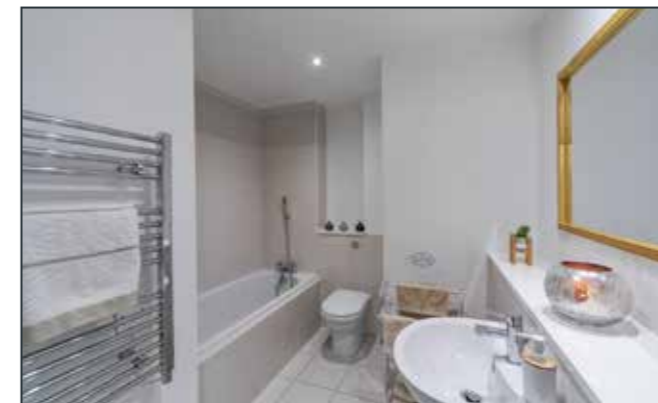
## ENSUITE SHOWER ROOM:

Fully tiled corner shower unit. Low flush WC. Pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Ceramic tiled floor.



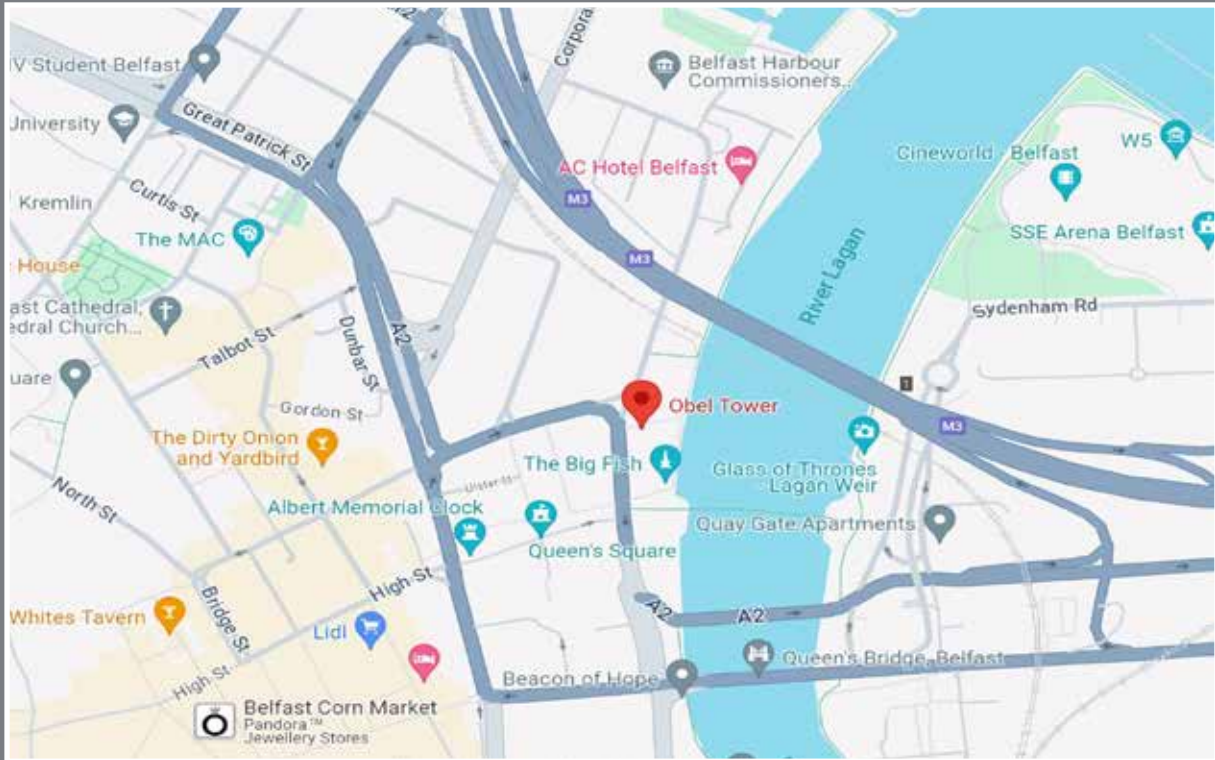
## BATHROOM:

Bath with tiled surround and telephone hand shower. Low flush WC. Pedestal wash hand basin. Chrome heated towel rail. Low voltage spotlights. Ceramic tiled floor.





# 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](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: ML/F/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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