



6.36 THE ARC

Belfast, BT3 9FG

Offers around **£229,950**



NINTH FLOOR APARTMENT | 2 🛏 | 2 🚿 | 1 🚗

We are delighted to bring to the market this superb two-bedroom apartment which has been well maintained throughout.

KEY FEATURES

- ***CASH OFFERS ONLY***
- Superb Two Bedroom Apartment
- Recently Decorated Throughout
- Excellent Location with Easy Access to East Belfast, South Belfast and Belfast City Centre
- Two Double Bedrooms, Including Main Bedroom with En Suite Shower Room
- Modern Contemporary Kitchen
- Balcony Overlooking Harland and Wolff Cranes and Castlereagh Hills
- Family Bathroom with Modern White Suite
- Gas Fired Central Heating
- Contemporary Common Areas with Lift Access to all Floors
- Remote Control Entrance Gates to Allocated Covered Car Parking Space
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

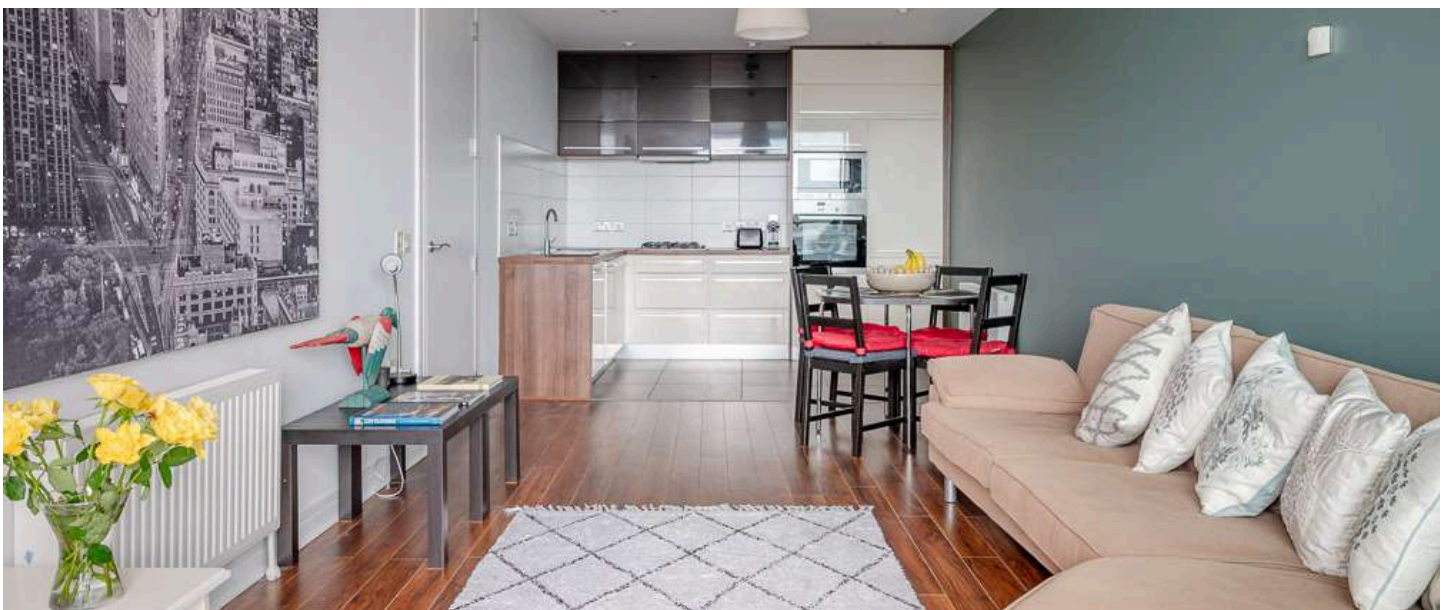
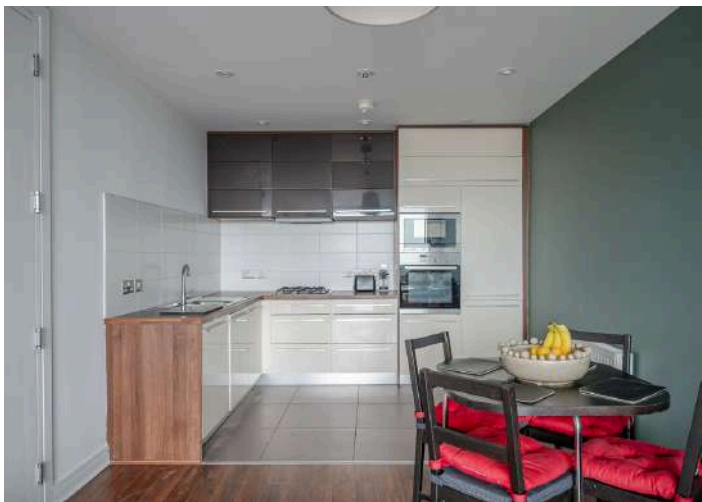
- Lift to 9th Floor

Ninth Floor

- Spacious Reception Hall
- Family Bathroom
- Bedroom One with En Suite Shower Room 17'8" x 9'2"
- Bedroom Two 17'8" x 7'9"
- Open Plan Kitchen / Living / Dining Space 27'4" x 11'2"

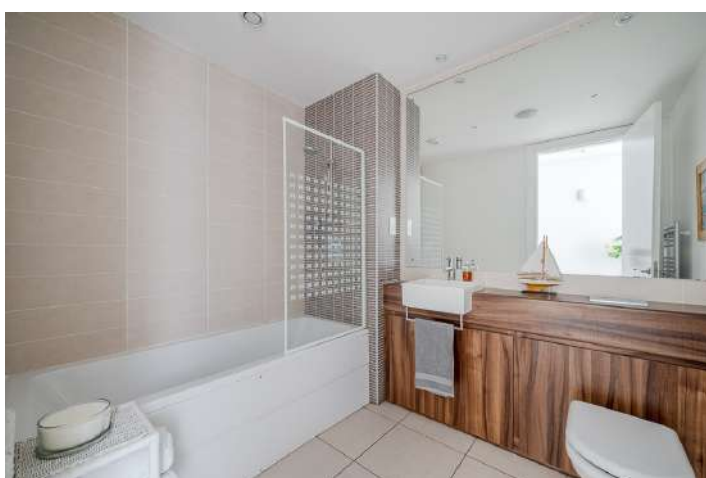
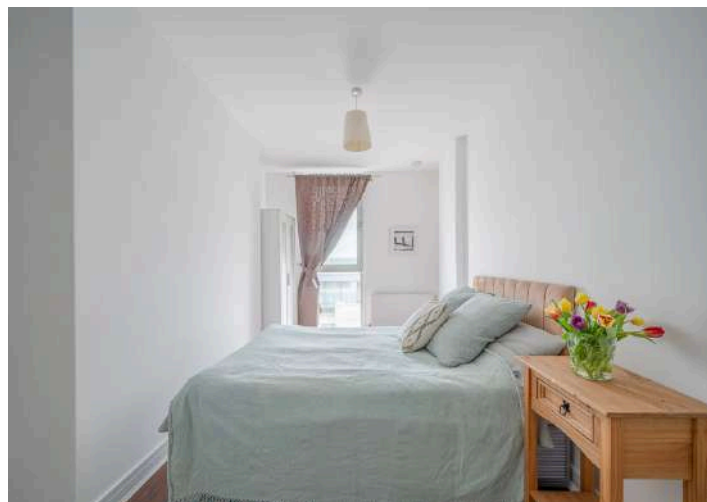
Outside

- One Allocated Underground Parking Space



DIRECTIONS

Travelling from Belfast City Centre, drive past SSE Arena on Queens Quay and take the next left on to Queens Road. The entrance to The Arc is on your left hand side.



THE LOCAL AREA

Living in the heart of Northern Ireland's capital offers a unique chance for those wishing to experience vibrant city living to also feel part of a welcoming local community. There is an abundance of fantastic cafes, great pubs, trendy bars and an amazing restaurant scene..

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B	85	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code for more details and to arrange a viewing.



OUR BRANCHES

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