



Apartment 9
Custom House Residence
2 Ulster Street
Belfast
BT1 3EY

Asking Price
£187,500

Dougan

RESIDENTIAL

Telephone 028 9030 8855
www.douganproperty.com



KEY FEATURES

- Former Show Apartment Sold Fully Furnished - Full Turnkey Specification
- Stunning First Floor Apartment WITH ONE ALLOCATED PARKING SPACE
- OPTION TO PURCHASE WITHOUT A PARKING SPACE AT £160,000
- One Double Bedroom With Juliette Balcony
- Bright And Spacious Living Room With Dining Area And Balcony Open To -
- A Siematic German Kitchen With A Full Range Of Built In Appliances
- Shower Room With Sanitary Ware By 'The Yard'
- Hardwood Bonded Floors
- Gas Fired Central Heating
- Runtal Designer Radiators
- Wired Surround Sound Speaker System Throughout
- Video Intercom System
- Intruder Alarm
- Excellent Storage
- Stunning Level Of Finish Throughout
- Excellent Location At Custom House Square In Belfast City Centre



SUMMARY

The Custom House Residence Development sets the standard in apartment developments in Northern Ireland. The quality of design and finish has not been seen before and is unlikely to be repeated. The development has the ambience of an exclusive boutique hotel and can only be fully appreciated upon internal inspection.

On entry to the development, the ground floor lobby is simply stunning with a polished stone floor, timber panelling to walls and a recessed coffered ceiling with feature lighting. The lift doors and frames have been powder coated to match the bronze ironmongery. The bespoke furniture, lamps and pictures also create a stunning ambience.

The approach to the apartment itself is once again stunning as there are no corridors in this building and all apartments are served by exclusive lobbies, which serve approximately five apartments per lobby. The finish is again second to none and includes specially commissioned carpet, coffered ceiling with recessed lighting and bespoke furniture, lamps and pictures.

The subject apartment is located on the first floor and has exceptionally well appointed and presented accommodation comprising of one double bedroom, luxury shower room featuring sanitary ware by The Yard and a bright and a spacious living room with balcony and dining area open to a Siematic German kitchen with an excellent range of built in appliances.

ONE OF ONLY A SMALL NUMBER OF ONE BEDROOM APARTMENTS WITHIN THE DEVELOPMENT TO BENEFIT FROM A PARKING SPACE.



ACCOMMODATION:

Ground Floor

COMMUNAL ENTRANCE HALL: Stunning communal entrance lobby. Custom made antique bronze post boxes.

Third Floor

LOBBY AREA

ENTRANCE HALL: Solid timber Longden wooden door to entrance hall with video intercom system. Cloaks cupboard plumbed for washing machine.

LIVING ROOM / KITCHEN:18' 7" x 18' 4" (5.66m x 5.59m)

Living Room - Solid pre-finished timber bonded floor.

Access to balcony.

Kitchen - Siematic German kitchen with contemporary range of high and low level units 1.5 tub single drainer sink unit. Bosch 4 ring gas hob, electric oven and stainless steel extractor hood. Integrated fridge freezer, dishwasher and microwave. Ceramic tiled floor.

BEDROOM (1): 18' 7" x 8' 7" (5.66m x 2.62m) Juliette balcony

SHOWER ROOM: Contemporary white suite comprising, walk in shower cubicle, wall hung Laufen low flush WC and wash hand basin. Runtel heated towel rail. Timber cabinet mirror with recessed light fitting over sink unit. Recessed feature lighting. Designer tiling. Ceramic tiled floor.

BASEMENT

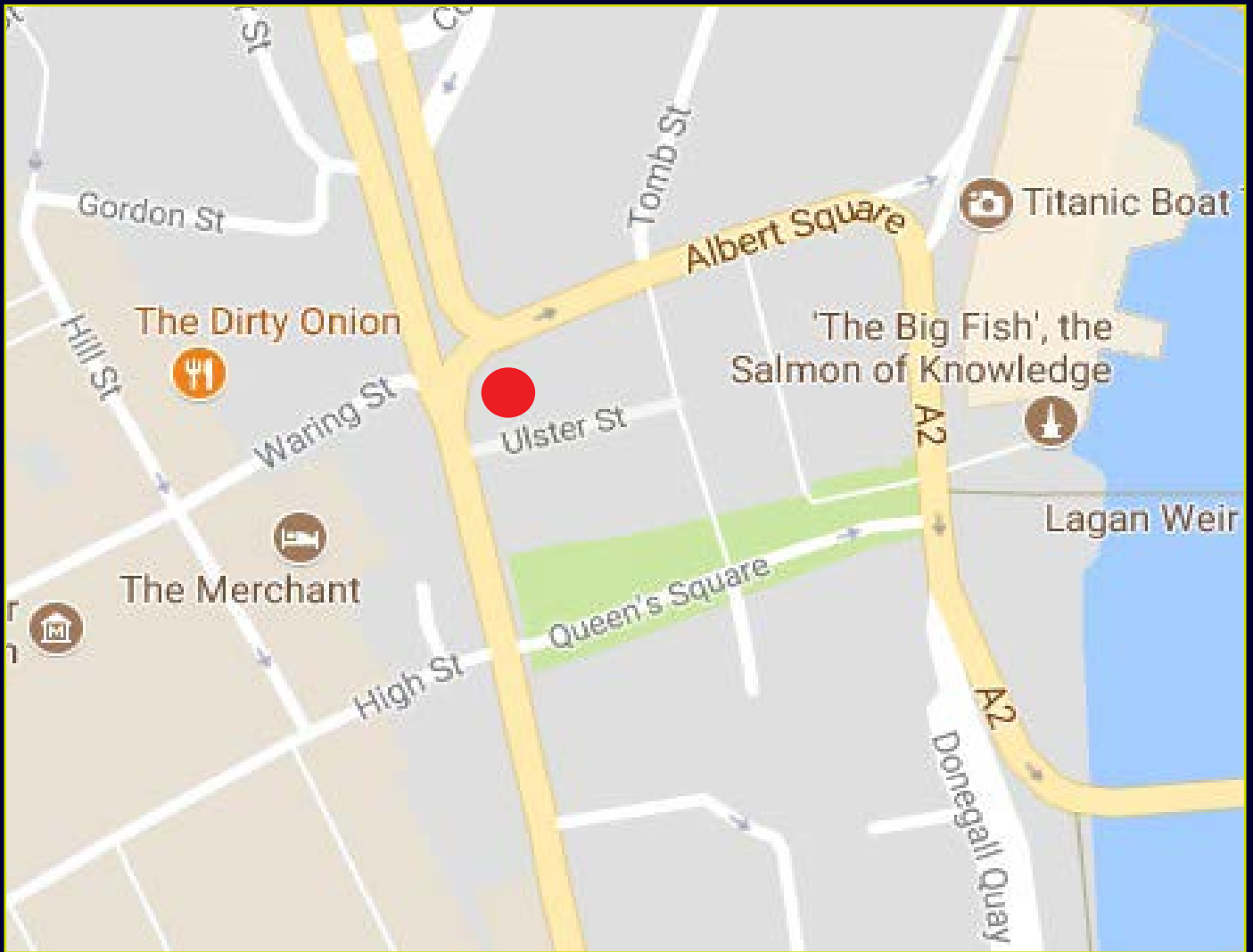
Access to secure gated parking and bicycle store

ONE SECURE PARKING SPACE





LOCATION MAP



DIRECTIONS: Custom House Residence is located at Ulster Street at Custom House Square in Belfast City Centre

EPC



Dougan
RESIDENTIAL

6 Orpen Shopping Centre Upper Lisburn Road
Belfast BT10 0BG
Telephone 028 9030 8855
Email info@douganproperty.com
Web www.douganproperty.com

Dougan Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Dougan Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.