



## D3.6 Whitehall Square, 181 Sandy Row, Belfast, BT12 5EG

**Price Guide £150,000**

Located on the third floor within this modern apartment complex, D3.6 is a spacious apartment ideal for those seeking city centre convenience. The accommodation comprises an excellent living room open plan to dining area and modern fitted kitchen. There are also two good sized bedrooms and modern shower room. Further benefits include secure parking, gas central heating and double glazed windows. Likely to be of interest to both investors and those looking a City Centre base, viewing is highly recommended. Located just off Bradbury Place, Whitehall Square is within walking distance to the vast array of shops, cafés & restaurants in the surrounding area. Viewing is highly recommended.

- Spacious Two Bedroom Apartment
- Modern Fitted Kitchen With Range Of Built In Appliances
- Modern Fitted Shower Room
- Communal Courtyard / Secure Parking Space
- Ideal Investment Opportunity
- Open Plan Kitchen / Living / Dining Area
- Two Good Sized Bedrooms
- Communal Entrance Hall With Access Via Stairs / Lift
- Within Walking Distance To Belfast City Centre, City Hospital and Queens University Avenue
- EPC B 81

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		81	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### COMMUNAL LOBBY

Lift and stairs to..

### ON THE THIRD FLOOR

#### ENTRANCE

Hardwood front door.

#### RECEPTION HALL



Laminate flooring and built in storage cupboard.

#### KITCHEN / LIVING / DINING 20'0" x 13'5" (6.1 x 4.1)



Modern kitchen with a range of high and low level units, formica work surfaces, 4 ring gas hob / built in oven, extractor fan, plumbed for washing machine, stainless steel sink unit with mixer tap and drainer, part tiled walls and tiled floor.



#### BEDROOM ONE 13'9" x 9'6" (4.2 x 2.9)



Laminate flooring, built in wardrobe and Gas boiler.

## **BEDROOM TWO 14'9" x 9'2" (4.5 x 2.8)**



Laminate flooring.

## **SHOWER ROOM**



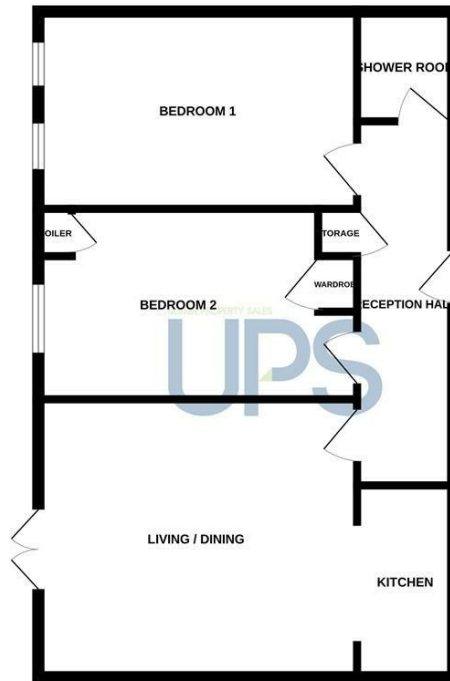
White suite comprising enclosed shower, low flush W.C, pedestal wash hand basin, fully tiled walls and tiled floor.

## **OUTSIDE**

Allocated parking space.

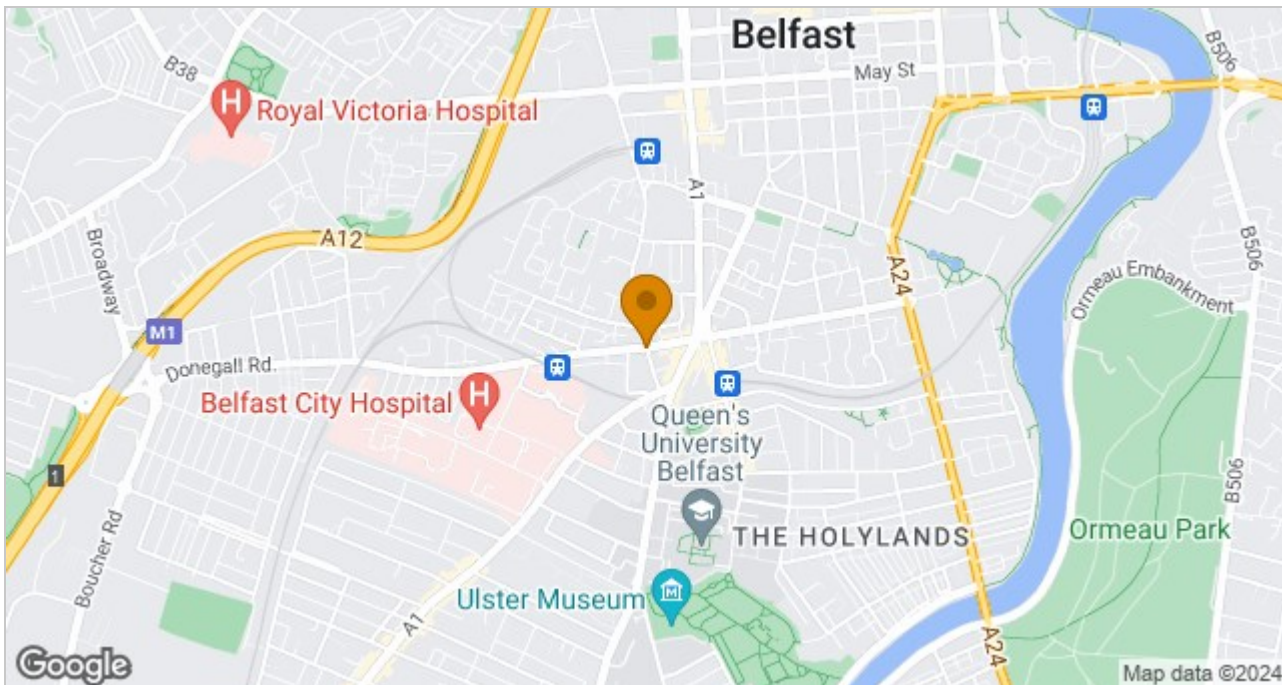
## Floor Plan

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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