



Jan Forster Estates are delighted to welcome to the rental market this immaculate and spacious second floor apartment, on the ever-desirable Irvin Building, Union Quay. This property not only impresses with its stunning interiors, but also boasts a fantastic location with an abundance of local facilities and transport links on your doorstep.

The accommodation briefly comprises an inviting entrance hallway with convenient built-in storage, leading to the ultimate open-plan living space designed for modern lifestyles. The bright and spacious lounge benefits from floor-to-ceiling windows that flood the room with natural light and frame impressive views, creating a stylish yet comfortable setting for everyday living or entertaining. The contemporary kitchen features a range of wall and base units, complemented by quality fixtures and fittings, including a fridge/freezer, oven, and hob, together with a practical breakfast bar-ideal for casual dining or morning coffees. There are two double bedrooms, both benefitting from floor-to-ceiling windows that enhance the sense of light and space. The principal bedroom also enjoys stunning views across the Quayside towards the sea and the added luxury of a private ensuite. A beautifully appointed three-piece family bathroom WC completes the home, offering a modern finish and thoughtful design.

Externally, you can enjoy access to a superb communal rooftop terrace-perfect for relaxing or entertaining while enjoying the beautiful views. The building also benefits from a convenient service lift and a secure underground parking space for added peace of mind. Additional resident parking may be available by separate arrangement at an extra cost.

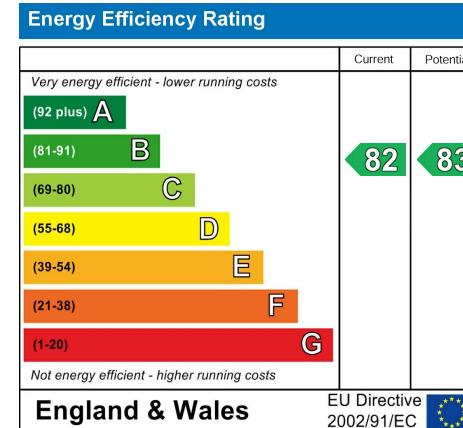
Early viewings are highly anticipated to appreciate the standard of accommodation on offer. To book yours or for more information, please call our rental team on 0191 236 2070.

Council Tax Band: D



## The difference between house and home

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