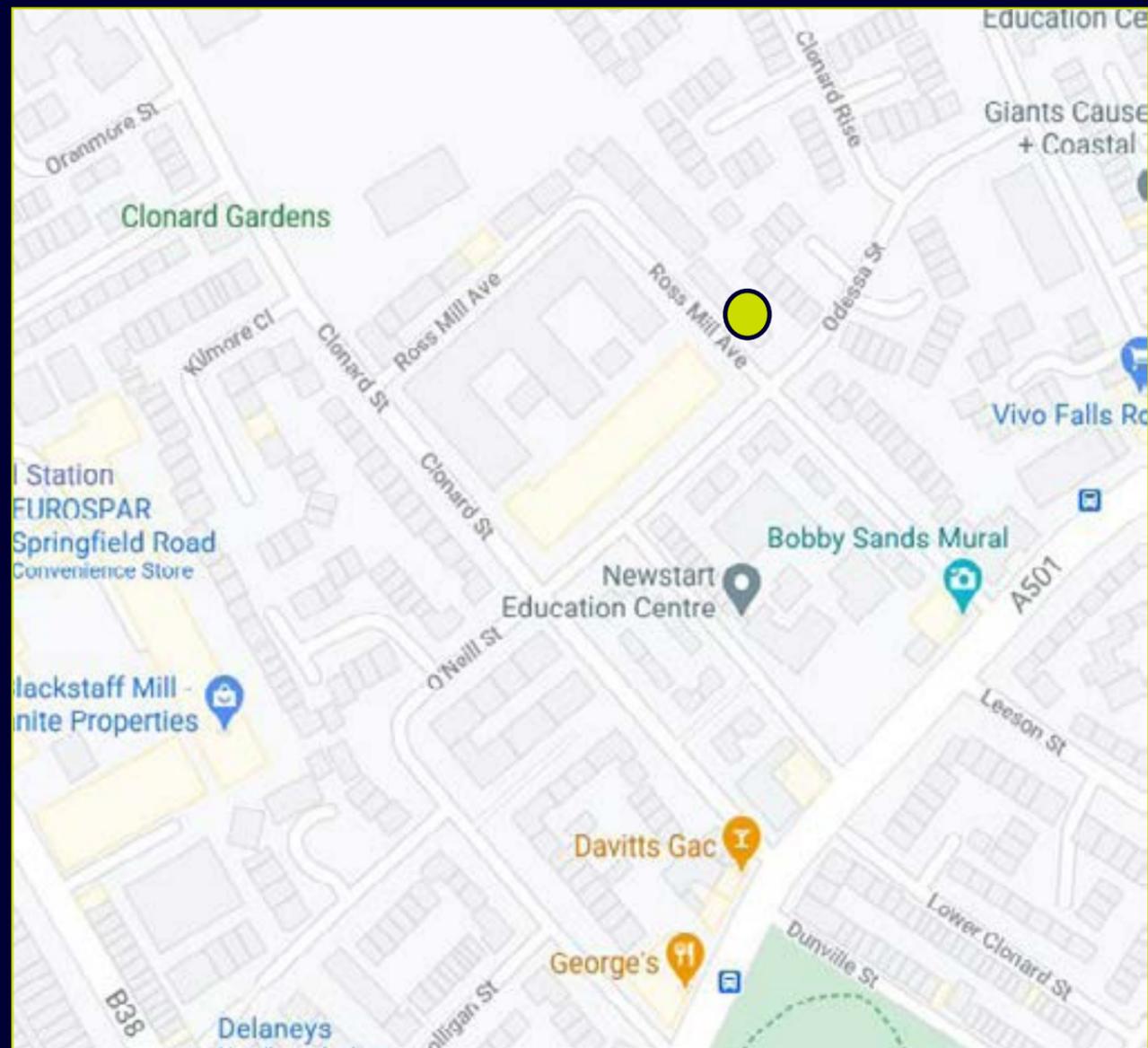


LOCATION MAP



EPC



Dougan
RESIDENTIAL

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5 The Duffy Building, Ross Mill Avenue
Belfast, BT13 2QH

Asking Price £85,000

KEY FEATURES

- Well Presented First Floor Apartment
- Tenancy Agreement In Place Until April 2022 At £675 Per Month
- Current Gross Rent £8,100 Per Year
- Excellent Income Generating Investment
- Popular And Well Established Development
- Belfast City Centre Easily Accessible
- Close To The Royal Hospital And St Marys College
- Modern kitchen Open To Living / Dining
- Two Double Bedrooms With Built In Robes
- Well Appointed Shower Room
- Gas Heating
- Double Glazing
- Communal Parking
- Early Viewing Advised

SUMMARY

Well presented apartment located in a well established development off the Falls Road. The property benefits from ease of access to many local amenities, Belfast city centre, the Royal Hospital and St Marys Teaching College.

The apartment has been well maintained and comprises of a bright and spacious living room open to a modern kitchen, two double bedrooms with built in robes and a well appointed shower room.

The apartment further benefits from gas heating, double glazing and communal parking, and represents a superb income generating investment.



ACCOMMODATION:

Ground Floor

Communal entrance hall

First Floor

ENTRANCE HALL: Wooden front door, storage, wood strip flooring

KITCHEN OPEN TO LIVING / DINING ROOM : 18' 3" x 14' 7" (5.56m x 4.45m) Range of high and low level high gloss units with chrome handles, formica work surfaces, stainless steel sink unit, integrated oven and four ring gas hob with chrome extractor over, plumbed for washing machine, integrated fridge freezer, partly tiled walls

SHOWER ROOM: Shower cubicle with chrome fittings, pedestal wash hand basin with chrome taps, low flush w.c., tiled floor

BEDROOM (1): 14' 7" x 8' 5" (4.44m x 2.57m) Built in storage

BEDROOM (2): 10' 5" x 8' 9" (3.17m x 2.66m) Built in storage

Outside

Communal parking