

3 Claremont Street,  
Belfast, BT9 6AP



Offers Over £215,000

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SUMMARY

This excellent end terrace is split in to two apartments and is located in the Queens Quarter neighbourhood of Belfast. Set between University Road and Lisburn Road this property is within a few minutes' walk of Queens University and Belfast City Hospital, and is within walking distance to trains stations - Botanic and Great Victoria Street.

Apartment One has three bedrooms (two double & one single), kitchen, living room and bathroom.

Apartment Two has three double bedrooms, living room open plan to newly fitted modern kitchen open plan to living / dining area with a separate bathroom.

Both apartments benefit from gas central heating & uPVC Double glazed windows.

Apartment One has a potential rental income of £650.00 per month and Apartment Two £900.00 per month.

For a viewing please contact our South Belfast Office on 02890668888

ACCOMMODATION

APARTMENT 1

LIVING ROOM:

10' 9" x 10' 4" (3.28m x 3.14m)

Laminate wooden floor.

KITCHEN:

10' 11" x 7' 8" (3.32m x 2.34m)

Range of high and low level units. Space for fridge. Plumbed for washing machine. 4 ring ceramic hob with electric oven underneath, splashback and stainless steel extractor fan. 'Worcester' gas boiler. Glazed PVC door leading to outside to enclosed back yard.

BEDROOM (1):

10' 12" x 7' 8" (3.34m x 2.34m)

Laminate wooden floor.

FIRST FLOOR

LANDING:

BEDROOM (2):

11' 4" x 8' 4" (3.46m x 2.53m)

Laminate wooden floor.

BEDROOM (3):

7' 12" x 7' 10" (2.43m x 2.40m)

Laminate wooden floor.

BATHROOM:

Bath with 'Triton' electric shower above. Shower cubicle. Low flush WC. Wash hand basin.

APARTMENT 2

LANDING:

Hotpress.

OPEN PLAN KITCHEN / LIVING / DINING AREA:

16' 0" x 14' 3" (4.88m x 4.35m)

Range of high and low level units. 4 ring ceramic hob with oven below and extractor fan above. Plumbed for washing machine. Space for fridge. Stainless steel sink unit. Partially tiled walls. Ceramic tiled floor. 'Worcester' gas boiler. Access to roof space. Laminate wooden flooring to living / dining area.

BEDROOM (1):

10' 11" x 8' 0" (3.33m x 2.45m)

Laminate wooden floor.

BEDROOM (2):

10' 8" x 7' 1" (3.26m x 2.16m)

Laminate wooden floor.

BEDROOM (3):

9' 4" x 7' 8" (2.84m x 2.34m)

Laminate wooden floor.

BATHROOM:

Bath with tiled surround and 'Triton' electric shower above and glass shower screen. Low flush WC. Pedestal wash hand basin with tiled splashback.



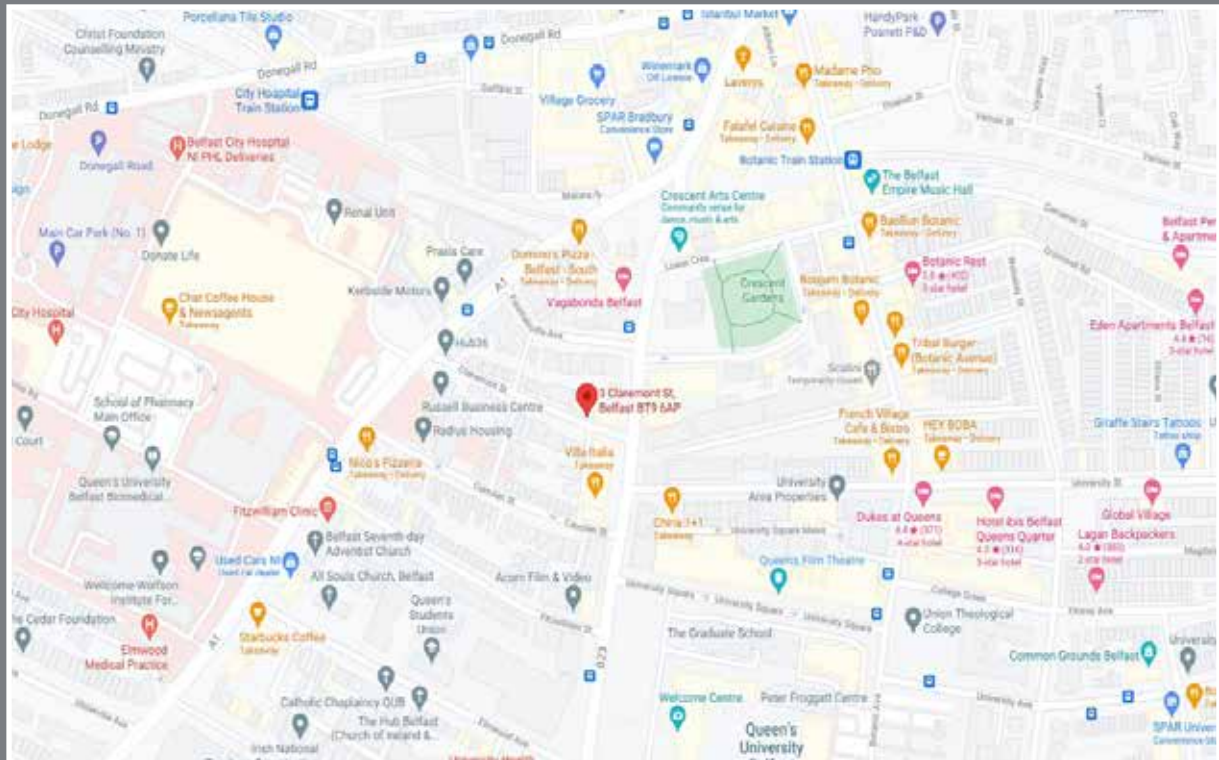








# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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REF: RL/E/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	66   D
39-54	E		
21-38	F		
1-20	G		

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