



**OFFERS INVITED IN THE
REGION OF £110,000**

For Sale First Floor
One Bedroom Apartment

Apartment 6, 9 Brown Square, Belfast BT13 2BW

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**FRAZER
KIDD**

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Summary

- Frazer Kidd are delighted to bring to the market this spacious, well presented second floor apartment situated in a city central location, a few minutes' walk from Belfast City Centre and easy access to Motorway networks.
- The property is being offered for sale chain free.
- As an investment property it is our opinion that a gross rental income in the region of £8,400 – £9,000 per annum could be achieved.
- Situated in an extremely convenient location within walking distance of Belfast City Centre and Cathedral Quarter, City Centre shopping, popular restaurants and pubs.
- The apartment also benefits from its strong transportation and road links having easy access to M1, M2 & M3.
- We feel this property will appeal to a variety of purchasers including professionals looking for a city centre location, property investors and first-time buyers.
- The apartment comes with secure permit parking in the ground floor car park which has automatic access via Brown Square.
- Double-glazed windows throughout and gas fired heating system.

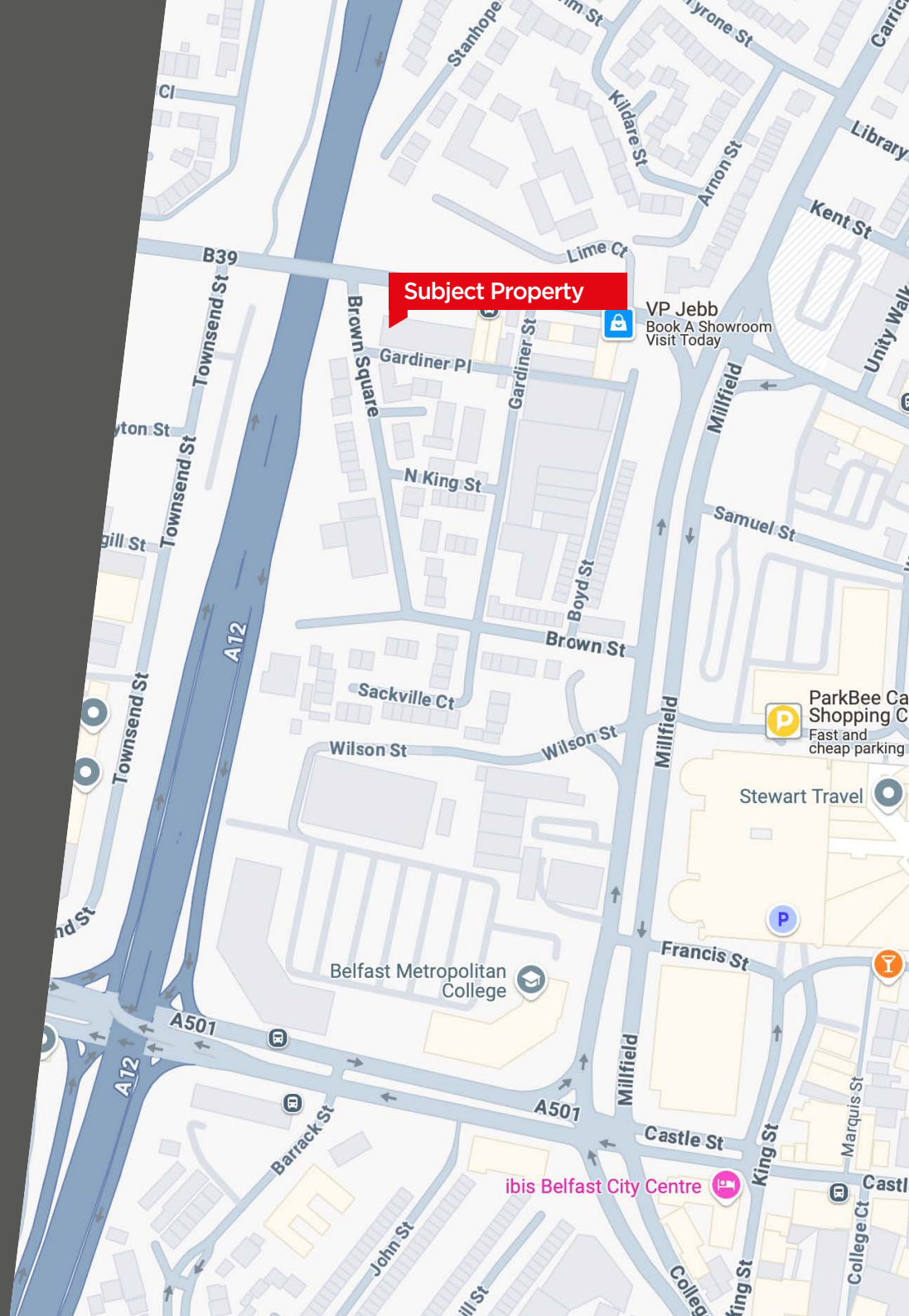
Location

- From City Centre proceed towards North Street and on to Peter's Hill. At Brown Square turn left and access gates to parking are immediately on your left. Pedestrians can access the building from main entrance on Peter's Hill.

Description

- First floor apartment comprising of a Juliette balcony facing out to Gardiner Place.
- All of Belfast's local amenities are within close proximity with Castlecourt Shopping Centre and Donegal Place just minutes away.
- One Double bedroom, spacious lounge open to kitchen area with all modern appliances including washer/dryer, fridge freezer, oven, hob and extractor.
- Three-piece family bathroom suite with a WC, wash hand basin and a bath with an overhead shower.

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Accommodation

The approximate net internal areas are as follows:-

| | |
|---|-----------------|
| Entrance Hall Timber entrance door, 1pc Security bolt alloy, Intercom. | (3.17m x 1.28m) |
|---|-----------------|

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|--|-----------------|
| Cloakroom Electric fuse box and Top up meter. | (0.48m x 0.69m) |
|--|-----------------|

| | |
|--|---------------|
| Open Plan Kitchen & Lounge/Bedroom Area Lounge, Painted walls, Spacious dining/Bedroom/Living area. | (8.9m x 3.2m) |
|--|---------------|

Open to: -

| | |
|--|-----------------|
| Kitchen Modern Kitchen with range of contemporary units, 1 bowl stainless steel sink with mixer tap. Wood paneled flooring, Painted and part tiled walls. Integrated appliances - fridge freezer, washer/dryer Oven, ceramic hob and extractor. | (Width - 2.03m) |
|--|-----------------|

| | |
|---|---------------|
| Bedroom 1/Lounge Spacious double bedroom/Spacious lounge area. Cupboard with gas fired boiler (1.24m x 0.8m) | (4.9m x 2.7m) |
|---|---------------|

| |
|---|
| Bathroom (2.07m x 2.26m) White bathroom suite - Bath with mains shower. Over and screen, WHB and WC Part tiled and part painted walls. Double mirrored bathroom wall cabinet Wood paneled floor. Extraction system |
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| Outside Ground Floor secure car park with automatic access and use of one space. |
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Service Charge 2024/25

Total - £1,220.28

Per quarter - £305.07

Rates

Approximate Rates Payable - 2025/2026

£623.55 per annum

The above should be verified with Land & Property Services. Rates information is provided for guidance purposes only as information source may be subject to change.

Tenure

Freehold or long leasehold subject to a nominal ground rent.

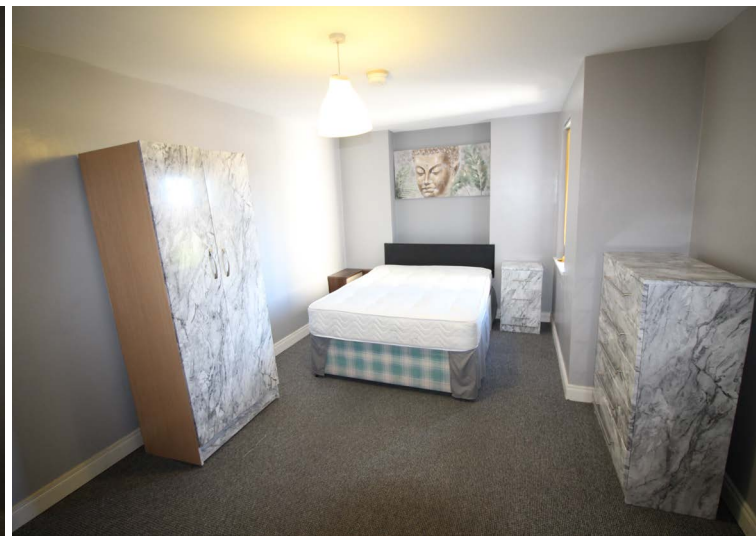
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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