



APT 210 COLLEGE CT CENTRAL



56 King Street Belfast BT1 6BF

- 2 x Bedroom (1 x En-Suite) City Centre Apartment
- Open Plan Living / Dining / Kitchen
- Secure Communal Entrance with Lift Access
- Gas Central Heating System Updated in 2022



| Energy rating | Current | Potential |
|---------------|---------|-----------|
| A | | |
| B | 82 B | 82 B |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |



Offers over

£139,950

www.mournemoves.com

Tel: 028 44 33 0008

ACCOMMODATION

(All measurements are approximate)

This 2 x Bedroom (1 x En-Suite) well presented modern city centre apartment is conveniently located to all local amenities.

Entrance Hall:

Security door leading into carpeted hallway

Utility Room:

Recently installed Gas Boiler, plumbed for washing machine

Open Plan Living / Dining:

19'7" x 10'10" (5.97m x 3.31m)

Open-plan Living / Dining Area, neutral carpet, Glazed doors with Juliette balcony, 2 x radiators, door-entry handset, Built-in cupboard with gas meter

Open Plan Kitchen:

8'5" x 6'8" (2.56m x 2.04m)

High & low level kitchen units with laminated worktop, stainless steel sink, gas hob, electric oven, under-counter fridge, part-tiled walls, recessed spot lights

Bedroom 1:

12'8" x 7'4" (3.86m x 2.23m)

Double Bedroom with Neutral carpet, radiator

En-Suite:

Corner shower cubicle with power shower, pedestal W.H.B, W.C, vinyl flooring, radiator, extractor

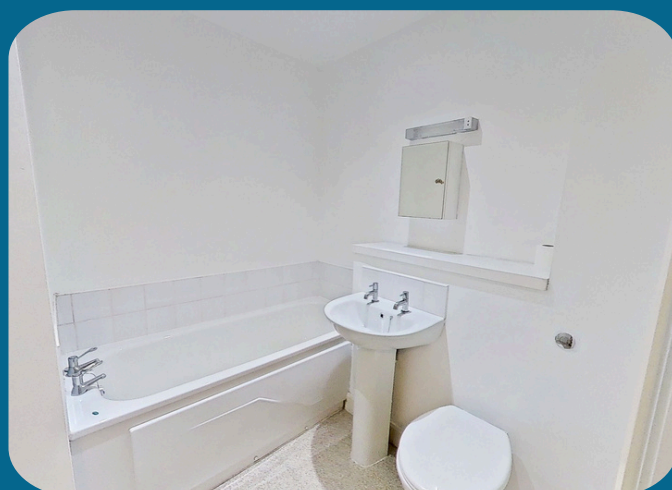
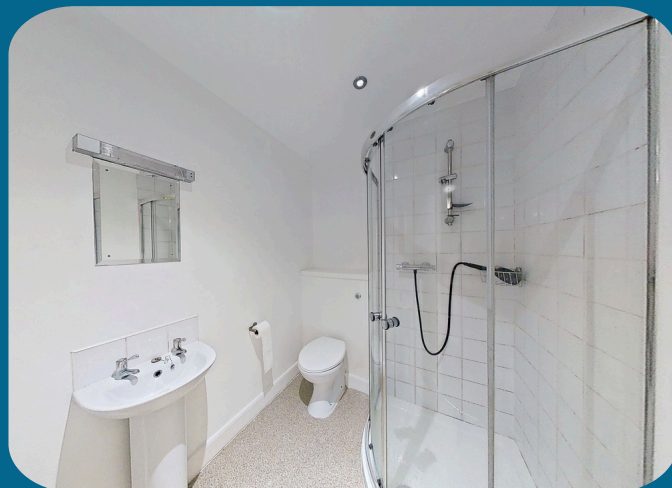
Bedroom 2:

8'10" x 8'4" (2.70m x 2.54m)

Neutral carpet, radiator

Bathroom:

Panel bath, pedestal W.H.B, W.C, radiator, recessed spot lighting, tiled splashback



Rates payable for rating year 2025/26 = £719.48

Annual Management / Buildings Insurance / Service Fees = £2,079.00

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Mournemoves nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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