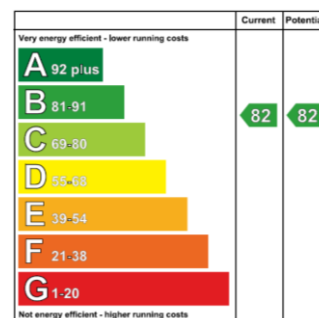




512 COLLEGE COURT CENTRAL, BELFAST, BT1 6BF

We are delighted to offer for sale this well presented fifth floor apartment in a prime City Centre location. Accommodation extending to c.650 sq ft comprises; entrance hallway, open plan kitchen / dining / lounge, master bedroom with en-suite shower room, bedroom two and family bathroom. The property benefits from uPVC double glazed windows throughout and gas central heating. The building is well maintained with lift access and an on-site janitor.



EPC Rating: B82 / B82

Offers In The Region Of : £115,000



Registration Number: NI 631370

Regulated by RICS

46 High Street,
Antrim,
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,
Coleraine,
BT52 1EJ

Tel: (028) 7034 4433

12 Portland Avenue,
Newtownabbey,
BT36 5EY

Tel: (028) 9083 7979

20 The Diamond,
Portstewart,
BT55 7JN

Tel: (028) 7083 5444





FEATURES

- Modern Fifth Floor Apartment
- Open Plan Kitchen / Dining / Living Area
- Two Bedrooms – Master With En-Suite Shower Room
- Gas Central Heating
- uPVC Double Glazed Windows
- Beautifully Presented Throughout
- Excellent Opportunity For An Investor, The Vendor Previously Achieved £775 pcm Rental Income

FIFTH FLOOR

ENTRANCE HALL:

Gas meter box.

UTILITY ROOM:

Space for washing machine. Gas boiler.

OPEN PLAN LOUNGE / DINING AREA:

6.04m x 3.40m (max)

Generous space for lounge and dining. BT and TV points. Intercom door entry system. Open plan to Kitchen Area.

OPEN PLAN KITCHEN AREA:

2.72m x 2.02m

Modern fitted kitchen with a range of high and low level units, laminate work surfaces with stainless steel single drainer sink unit. Range of integrated appliances comprising of gas four ring hob and electric under oven. Space for fridge/freezer. Recessed spotlights and extractor fan. Open plan to Living / Dining Area.

BEDROOM ONE:

3.69m x 2.71m

Spacious double bedroom. Single radiator. BT and TV points.

EN-SUITE SHOWER ROOM:

White three-piece suite comprising; WC, pedestal wash hand basin and fully tiled shower cubicle encompassing thermostatically controlled shower within. Extractor fan. Recessed spotlights.

BEDROOM TWO:

3.98m x 2.04m

Spacious double bedroom. Single radiator.

FAMILY BATHROOM:

Modern white three-piece bathroom suite comprising of WC, pedestal wash hand basin and panel bath. Part tiled walls, recessed spotlights, extractor fan and single radiator.



VIEWING

By appointment with Selling Agents:
Philip Tweedie & Company
46 High Street
ANTRIM BT41 4BX

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W www.philiptweedie.com



Registration Number: NI 631370

Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

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