

# RODGERS & BROWNE



409 College Central, College Avenue  
Belfast BT1 6BB

*offers around £130,000*



## *The Agent's Perspective...*

*"College Central has established itself since its construction as an exceptionally popular development. Its ideal location means that any purchaser is within walking distance of Belfast City Centre, Belfast Metropolitan College and Queens University. This fourth floor apartment is accessed by a coded communal front door leading to the communal entrance hall, which benefits from lift facilities. Once through your front door the accommodation provided is both spacious and well presented. The hallway leads to a large lounge which is open plan to a luxury shaker style kitchen. Also off the hallway there are two well proportioned bedrooms, the main with an ensuite shower room and a separate bathroom with a white suite. Externally there is a well maintained courtyard. The apartment is also in close proximity to the Royal and City Hospitals."*



76 High Street, Holywood, BT18 9AE

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*The facts you need to know...*

Well Presented Apartment Situated on the 4th Floor

Two Bedrooms, Master with Ensuite Shower Room

One Double Bedroom / One Single Bedroom

Large Lounge with Ceramic Tiled Floor Open Plan to Modern Shaker Style Kitchen with a Range of Appliances

Bathroom with a White Suite

Phoenix Gas Central Heating / Double Glazed Windows

Lift Servicing All Floors

Within Walking Distance of Belfast City Centre

Ease of Access to the Royal and City Hospitals

Ideal for Investors



Main bedroom



Bathroom

*The property comprises...*

**GROUND FLOOR:**

Communal entrance hall with lift and stairs to:

**FOURTH FLOOR:**

Front door to:

**HALLWAY:**

Large storage cupboard with tiled floor, gas boiler and plumbed for washing machine. Laminate floor.

**LIVING/ DINING/ KITCHEN:**

18' 11" x 12' 3" extending to 16'5" (5.77m x 3.73m extending to 5m)

Views over Belfast city centre and beyond. Laminate floor. Open plan to kitchen with range of high and low level shaker style units and laminate worktops, single drainer stainless steel sink unit with mixer tap, integrated stainless steel electric oven and four ring gas hob with concealed extractor fan above, recessed spotlights, tiled splashback, tiled floor.

**BEDROOM (1):**

13' 0" x 8' 1" (3.96m x 2.46m)

Laminate floor. Door to:

**ENSUITE SHOWER ROOM:**

Three piece white suite comprising enclosed shower cubicle with thermostatically controlled shower unit, pedestal basin with mixer tap and tiled splashback, wc, extractor fan, recessed spotlights, tiled floor.

**BEDROOM (2):**

10' 0" x 7' 6" (3.05m x 2.29m) Laminate floor.

**BATHROOM:**

Three piece white suite comprising panelled bath with mixer tap, pedestal basin with mixer tap and tiled splashback, wc, extractor fan, recessed spotlights, tiled floor.

*Location*

From the Europa hotel travel past RBAI, continue through traffic lights and the apartments are on the right hand side off the junction with Kings Street.



# Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site [rodgersandbrowne.co.uk](http://rodgersandbrowne.co.uk).

## ENERGY EFFICIENCY RATING (EPC)

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

## FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

## TENURE

Leasehold. Ground rent £200 per annum.

## RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £719.48

## SERVICE CHARGE PAYABLE

2023/2024 is £1,065.

## VIEWING

By appointment with **RODGERS & BROWNE**.



## Sales Lettings Property Management

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