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**809 College Central**

4 College Avenue, Belfast  
BT1 6BD

**Offers Over £115,000**

## 809 COLLEGE CENTRAL, BELFAST, BT1 6BD

- 8th Floor Apartment in City Centre Development
- Bright Lounge
- Open Plan Kitchen
- 2 Double Bedrooms
- Bathroom with White Suite
- Gas Central Heating
- Double Glazed Windows
- Ideal Investment Opportunity or First Time Buy
- Convenient to City Centre Amenities
- Close to Motorway Networks

This 8th floor apartment is situated within a modern development in Belfast City centre.

The property offers bright and spacious accommodation including an open plan lounge and kitchen, two double bedrooms, master with ensuite and a further family bathroom. There is an additional storage cupboard off the hallway with plumbing for washing machine.

Convenient to a wide range of city centre amenities, this property offers superb value for money and will appeal to investors and owner occupiers. The central location boasts proximity to all the city centre has to offer- potentially close to workplaces for future occupants as well as shops, bars, eateries and entertainment facilities. Proximity to the motorway, Europa, central to all bus routes will also be of massive appeal.

Further benefits of double glazing, double glazing, lift access and lovely elevated 8<sup>th</sup> floor views will be of immediate appeal to many.

The property presents a chain free sale. Early viewing is recommended.





## Property Comprises

Communal front door to communal entrance hall, stairs and lift to 8th floor

**ENTRANCE HALL** Laminate wood effect floor, storage/utility cupboard plumbed for washing machine and with gas fired boiler

**LOUNGE WITH DINING AREA OPEN PLAN TO FITTED KITCHEN 20' 10" x 11' 10" (6.35m x 3.61m)**  
(overall) Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under, extractor fan, part tiled walls, low voltage spots, extractor fan, tiled floor

**BEDROOM 13' 4" x 7' 10" (4.06m x 2.39m)** Laminate wood effect floor

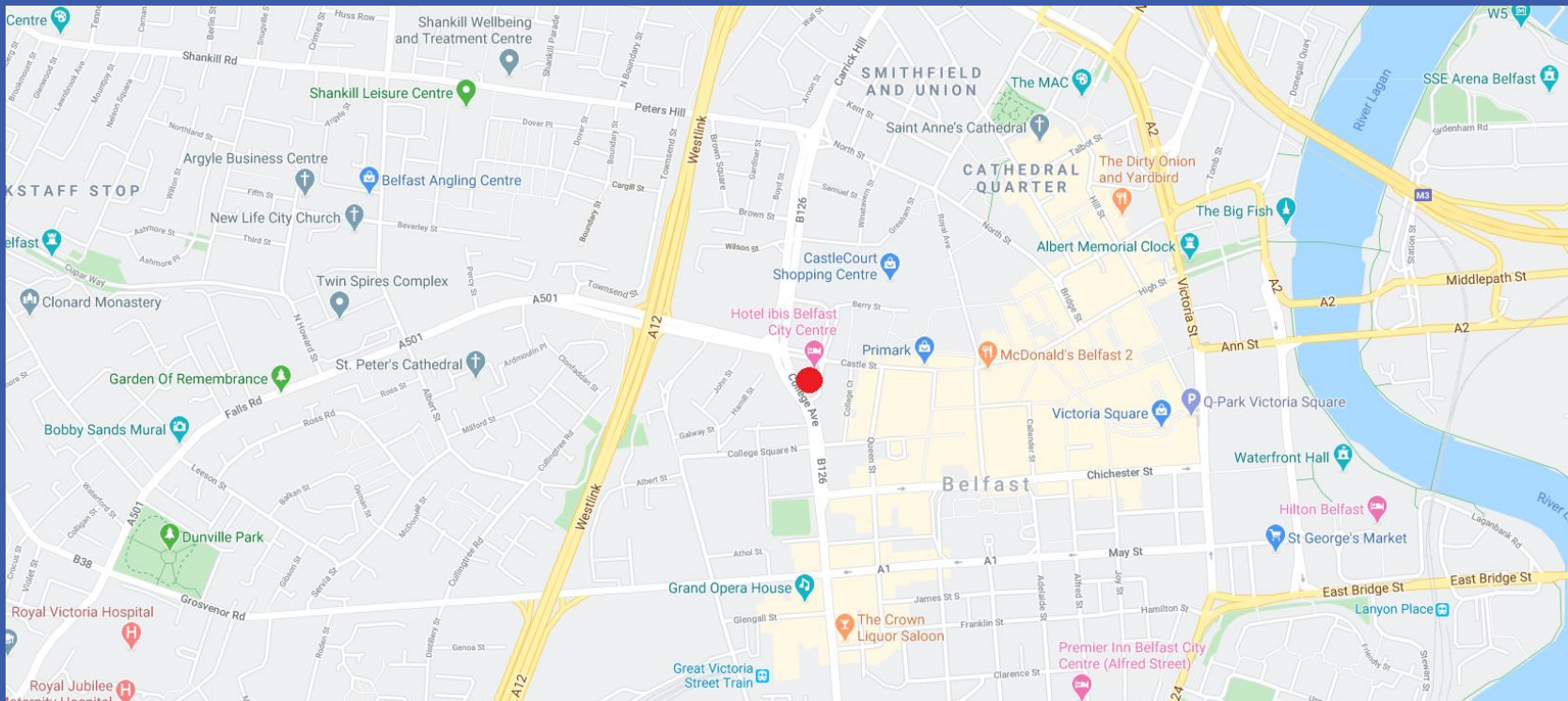
**ENSUITE** White suite comprising pedestal wash hand basin, fully tiled shower cubicle, tiled floor, low voltage spots

**BEDROOM 10' 3" x 6' 7" (3.12m x 2.01m)** Laminate wood effect floor

**BATHROOM** White suite comprising panelled bath with splash tiling, pedestal wash hand basin with splash tiling, wc, low voltage spots, extractor fan, tiled floor

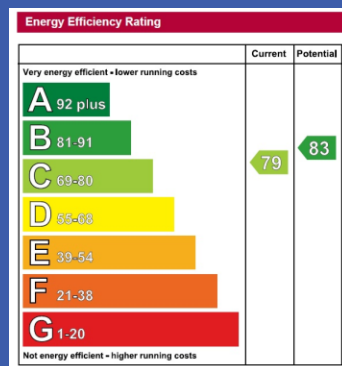
**Rates:** £671.59 per annum (as per LPS website)





#### Directions:

See map.



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