



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.



Ideally situated in the heart of the Queens University area, this is the perfect opportunity to purchase a modern one bed apartment. There is a good sized double bedroom, shower room and cosy kitchen/living/dining area. The property also benefits from an allocated parking space to rear, gas central heating and double glazing.

**Offers Over
£115,000**

Apt 57C College Park Avenue, BELFAST, BT7 1LR

Viewing by appointment with & through agent 028 9066 3030

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.



Apt 57C College Park Avenue,
BELFAST,
BT7 1LR

Property Features

- First Floor apartment with own front door
- Spacious living/dining area
- Modern fitted kitchen with built in hob and cooker
- Double bedroom with walk in robe
- Shower room with white suite
- Gas Central heating/uPVC Double Glazing
- Allocated parking space
- Only a short walk from Queens University and Botanic Village

Location:

Travelling up Botanic Avenue, turn left onto University Avenue, then turn right onto Rugby Avenue, College park Avenue is on the left.

Property Comprises

First Floor

ENTRANCE HALL: Laminate wood effect floor, storage cupboard with gas boiler.

KITCHEN/LIVING/DINING: 14' 8" x 10' 0" (4.47m x 3.05m) Fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, four ring electric hob, electric under oven, extractor fan, laminate wood effect floor.

BEDROOM: 18' 0" x 8' 0" (5.49m x 2.44m) Laminate wood effect floor, walk-in robe.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle.

