

Outside

One allocated parking space.

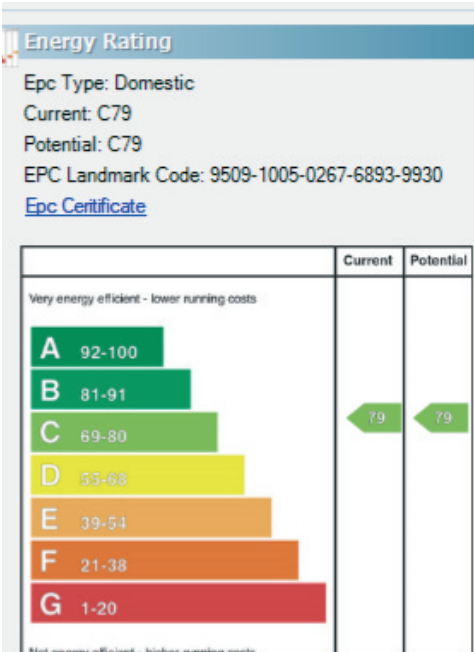
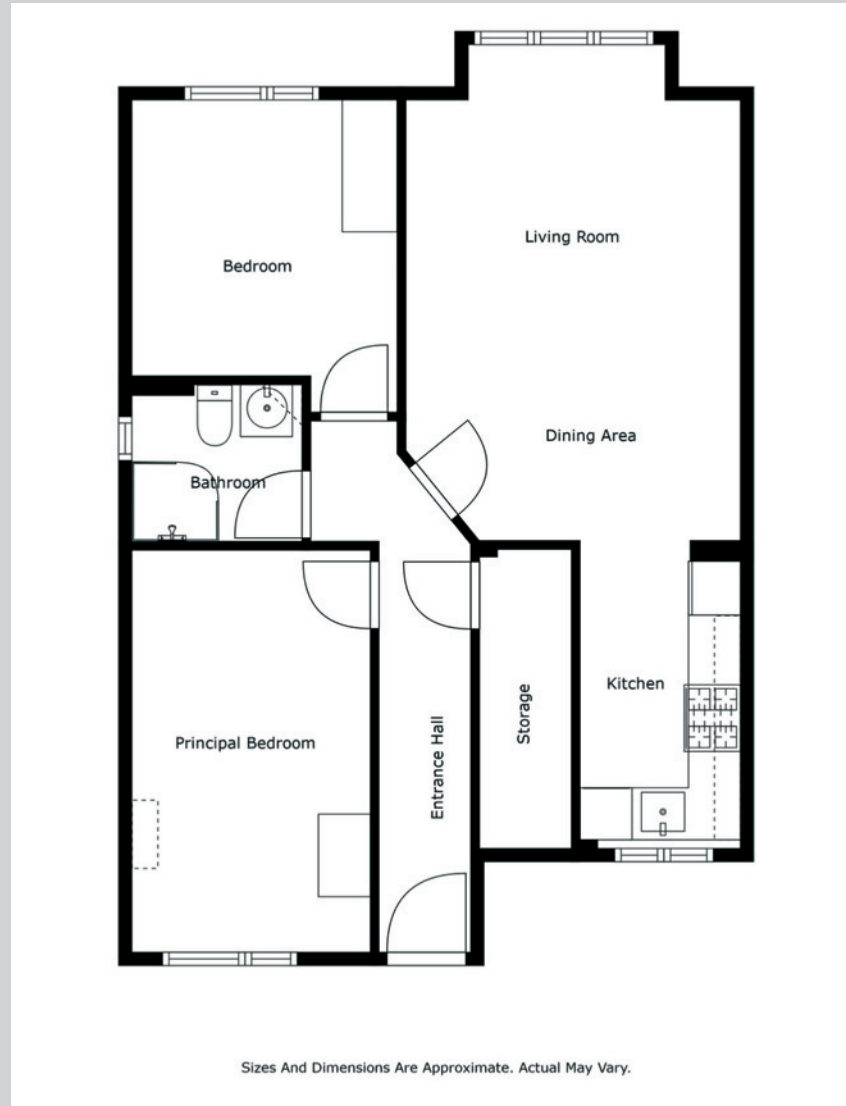
Management company: Hampton Estates

Service Charge: £150 per quarter

Ground rent - £25 per quarter

TEMPLETON
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A fantastic first floor apartment in a prime location close to Queen's University and in close proximity to Belfast City Centre. Well presented throughout, the accommodation comprises a good sized living room with open aspect to a modern fitted kitchen, two well-proportioned bedrooms and a shower room with white suite. Additional features include gas central heating, double glazing throughout and secure allocated car parking. Perfectly proportioned for an investor seeking accommodation close to the University, or for a young professional seeking a base within easy reach of the City Centre. We can highly recommend that an internal inspection is essential for prospective purchasers.

Offers Over
£144,950

Apt 18 Fitzwilliam Square,
Belfast,
BT7 1JH

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



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Apt 18 Fitzwilliam Square,
Belfast,
BT7 1JH

Property Features

- Spacious first floor apartment in a prime location just off the Ormeau Road, within close proximity to Queens University and Belfast City Centre
- Bright living room with Juliette balcony, open plan to a modern fitted kitchen
- Two double bedrooms
- Contemporary shower room with white suite
- Gas central heating/ Double glazed windows
- Intercom system/ Gated allocated car parking space
- Excellent investment or first-time buyer opportunity
- Early viewing highly recommended

Location:

Ormeau Road heading into town over the Ormeau Bridge, take second road on the left hand side into Rugby Avenue, then next on left.

Property Comprises

Entrance Level

Exterior fixed staircase to...

First Floor

HALLWAY: Composite door, solid wood flooring. Under stairs storage.

LIVING ROOM: 18' 9" x 13' 10" (5.72m x 4.22m) Solid wood flooring with dining area, recessed lighting.

KITCHEN: 11' 7" x 5' 6" (3.53m x 1.68m) Range of high and low level units, built-in oven, gas hob and extractor fan, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, part tiled walls, formica work surfaces.

BEDROOM (1): 15' 2" x 9' 0" (4.62m x 2.74m) Solid wood flooring.

BEDROOM (2): Solid wood flooring.

SHOWER ROOM: Low flush wc, wash hand basin, walk-in fully tiled corner shower unit, extractor fan.

