

TEMPLETON
ROBINSON



10 One Bedroom
Apartments @
63 & 65 Ulsterville Avenue,
BELFAST,
BT9 7AT

Offers Over
£985,000

Viewing by
appointment with
& through agent
028 90 663030

A fantastic investment opportunity, fully occupied achieving £88,000 per annum. The property occupies an unrivalled location, only a stone's throw from the thriving Lisburn Road, Queens University, the City and Royal Hospitals and a short distance walk from Belfast city centre.

These two, handsome terraces both comprise; five, one bedroom apartments each. Each apartment has its own unique layout but comprise; a lounge, modern fitted kitchen, good sized double bedroom and shower room.

The properties each have their own gas boilers and are double glazed.

Rarely does a property like this come to the market for sale in this much sought after area appealing to those looking for an excellent investment opportunity. Early inspection is a must as this is one not to be missed.

- Fantastic Investment Opportunity, Ten One Bedroom Apartments All Fully Let Achieving £88,000 Per Annum
- Two Handsome Red Brick Terraces Walking Distance of Queens University, The Royal Hospital, the City Centre and All Lisburn Road Amenities
- Each Apartment has its Own Unique Design
- Modern Fittings and Decoration Throughout
- Separate Gas Boilers and Double Glazed Windows
- Front Pebbled Forecourts and Enclosed Bin Areas

The Property Comprises:

Ground Floor

NO. 63: Hardwood front door to:

COMMUNAL HALL: Electric and gas metres.

APARTMENT (1): Hardwood front door to:

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE/DINING/MODERN FITTED KITCHEN: 13' 9" x 11' 9" (4.19m x 3.58m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, space for fridge/freezer. Nordmende oven, Candy hob, stainless steel extractor fan, plumbed for washing machine, gas boiler, part tiled walls, laminate wood effect floor, bay window.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (1): 10' 10" x 8' 9" (3.3m x 2.67m) Laminate wood effect floor, door to rear yard and fire escape.

APARTMENT (2): Hardwood front door to:

ENTRANCE HALL: Laminate wood effect floor. Door to:

LOUNGE OPEN PLAN TO DINING AND MODERN FITTED KITCHEN: 20' 3" x 10' 4" (6.17m x 3.15m) High gloss range of high and low level units, work surfaces, Belling hob and oven, stainless steel extractor fan, space for fridge/freezer, laminate wood effect floor, single drainer stainless steel sink unit, plumbed for washing machine.

SHOWER ROOM: White suite comprising low flush wc, vanity unit and wash hand basin, uPVC sheeted shower, extractor fan, ceramic tiled floor.

BEDROOM (1): 10' 8" x 10' 4" (3.25m x 3.15m) Laminate wood effect floor, door to concrete rear yard and fire escape.

First Floor Return

LANDING:

INNER HALLWAY: Door to fire escape.

APARTMENT (3): Hardwood front door to:

LOUNGE/DINING/MODERN FITTED KITCHEN: 12' 5" x 10' 8" (3.78m x 3.25m) High gloss range of high and low level units, work surfaces, single drainer stainless steel sink unit, Belling hob and oven, extractor fan over. Plumbed for washing machine, part tiled walls, laminate wood effect floor, Velux window.

INNER HALLWAY: Laminate wood effect floor.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan, Velux window.

BEDROOM (1): 10' 6" x 9' 10" (3.2m x 3m) Laminate wood effect floor, Velux window.

APARTMENT (4): Hardwood front door.

ENTRANCE HALL: Laminate wood effect floor, cloaks cupboard.

LOUNGE/DINING: 17' 2" x 12' 9" (5.23m x 3.89m) (at widest points). Laminate wood effect floor, built-in cupboard.

MODERN FITTED KITCHEN: 7' 4" x 7' 0" (2.24m x 2.13m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, Electrolux oven, Candy hob, stainless steel extractor fan, space for fridge/freezer. Plumbed for washing machine, part tiled walls, laminate wood effect floor.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, ceramic tiled floor, extractor fan.

BEDROOM (1): 12' 0" x 8' 11" (3.66m x 2.72m) (at widest points). Laminate wood effect floor.

First Floor

APARTMENT (5): Hardwood front door with fan light to:

INNER HALLWAY: Stairs to:

Second Floor

ENTRANCE HALL: Laminate wood effect floor, cloaks area.

LOUNGE/DINING: 17' 1" x 10' 9" (5.21m x 3.28m) Laminate wood effect floor, cupboard with gas boiler.

KITCHEN: 7' 2" x 6' 11" (2.18m x 2.11m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated Belling hob, Nordemende oven, Necht stainless steel extractor fan, space for fridge/freezer, part tiled walls, laminate wood effect floor.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (1): 12' 2" x 9' 4" (3.71m x 2.84m) Laminate wood effect floor.

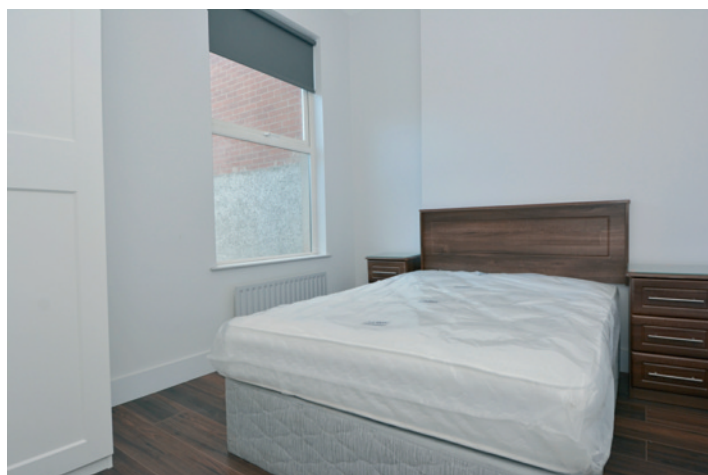
Outside

Concrete path, pebbled front forecourt and bin area.

Telephone 028 9066 3030

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PLEASE NOTE: PHOTOGRAPHS ARE A SELECTION FROM VARIOUS APARTMENTS

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Ground Floor

NO. 65: Hardwood front door to:

COMMUNAL HALL: Electric and gas metres.

APARTMENT (1): Hardwood front door to:

ENTRANCE HALL: Laminate wooden floor. Door to:

LOUNGE/DINING/MODERN FITTED KITCHEN: 13' 6" x 11' 10" (4.11m x 3.61m) Range of high and low level units, hob and oven, space for fridge/freezer, plumbed for washing machine, plumbed for dishwasher, laminate wood effect floor, part tiled walls, bay window.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, ceramic tiled floor, part tiled walls, extractor fan.

BEDROOM (1): 10' 10" x 9' 10" (3.3m x 3m) Laminate wood effect floor, door to rear yard.

APARTMENT (2): Hardwood front door to:

ENTRANCE HALL: Door to:

MODERN FITTED KITCHEN/CASUAL DINING/LOUNGE: 20' 8" x 10' 6" (6.3m x 3.2m) (at widest points). Range of high gloss high and low level units, work surfaces, Belling hob, Flavel stainless oven and stainless steel extractor fan, space for fridge/freezer, single drainer stainless steel sink unit, part tiled walls, laminate wood effect floor.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (1): 11' 4" x 10' 6" (3.45m x 3.2m) (at widest points). Laminate wood effect floor, door to rear yard and fire escape.

First Floor Return

LANDING: Access to fire escape.

APARTMENT (3): Hardwood front door to:

ENTRANCE HALL:

LOUNGE/DINING OPEN PLAN TO MODERN FITTED KITCHEN: 13' 6" x 10' 5" (4.11m x 3.18m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated Candy oven, Belling hob, space for fridge/freezer, plumbed for washing machine, part tiled walls, laminate wood effect floor, Velux window.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (1): 10' 5" x 8' 9" (3.18m x 2.67m) (at widest points). Laminate wood effect floor.

First Floor

LANDING:

APARTMENT (4): Hardwood front door to:

ENTRANCE HALL: Laminate wood effect floor. Cloaks cupboard.

LOUNGE/DINING OPEN PLAN TO MODERN FITTED KITCHEN: 17' 0" x 14' 4" (5.18m x 4.37m) (at widest point).

Laminate wood effect floor, cupboard. Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven and hob, stainless steel extractor fan over. Space for fridge, plumbed for washing machine, cupboard with gas boiler.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, extractor fan.

BEDROOM (1): 12' 1" x 9' 5" (3.68m x 2.87m) (at widest points). Laminate wood effect floor.

APARTMENT (5): Hardwood front door to stairs to:

Second Floor

HALL/CLOAKS AREA: Laminate wooden floor, access to roofspace.

LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN: 18' 2" x 11' 3" (5.54m x 3.43m) Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven and hob, stainless steel extractor fan, space for fridge, plumbed for washing machine. Laminate wood effect floor, part tiled walls, gas boiler.

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, uPVC sheeted shower, ceramic tiled floor, extractor fan.

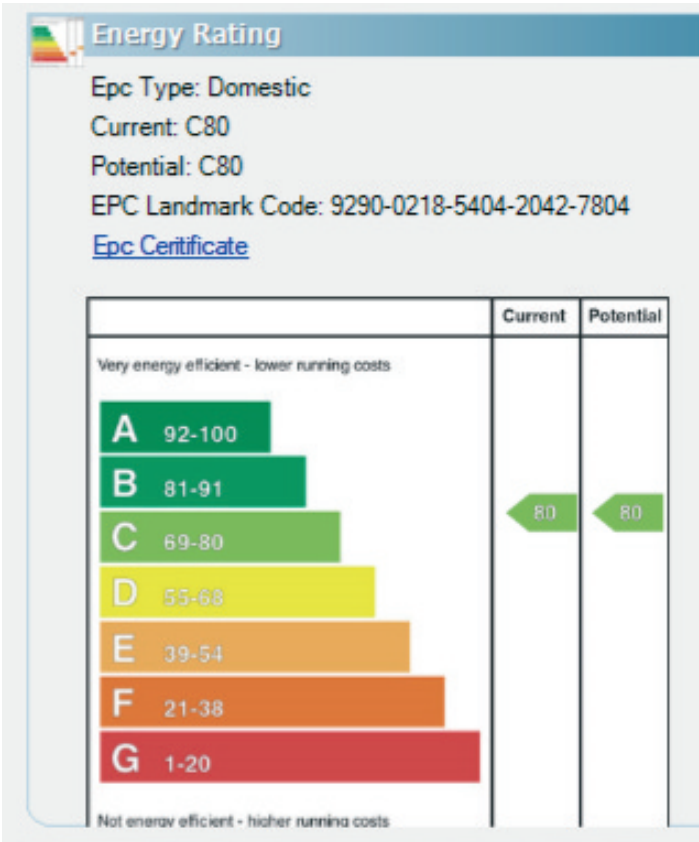
BEDROOM (1): 12' 4" x 9' 9" (3.76m x 2.97m) Laminate wood effect floor.

Outside

Concrete path, pebbled front forecourt, bin area.

Location:

From the Lisburn Road heading into the City go past Tates Avenue and Dunluce Health Centre then left into Ulsterville Avenue.



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



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