



75 Maryville Street, Belfast, BT7 1AE

Price Guide £80,000

PUBLIC NOTICE

75 Maryville Street, Belfast, BT7 1AE

We are acting in the sale of the above property and have received an offer of £80,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: 60/69

Located just off Botanic Avenue in South Belfast, this top floor apartment offers convenience to a range of amenities. The accommodation comprises two bedrooms, living room, kitchen and bathroom suite. Electric heating & single glazed windows are in place. The apartment requires a full renovation upgrade and is open to cash offers only. Please note the apartment is leasehold with 62 years remaining on the lease.

- Cash Offers Only
- Electric Heating / Single Glazed
- Requires Full Renovation Throughout
- Two Bedrooms
- Top Floor
- Walking Distance To City Centre

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (32-40) A | | |
| (41-45) B | | |
| (46-50) C | | |
| (51-55) D | | |
| (56-60) E | | |
| (61-65) F | | |
| (66-70) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | | |
| EU Directive 2002/91/EC | | |

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Steps to number 75

ON THE SECOND FLOOR

ENTRANCE

LIVING ROOM 17'0" x 12'1" (5.2 x 3.7)



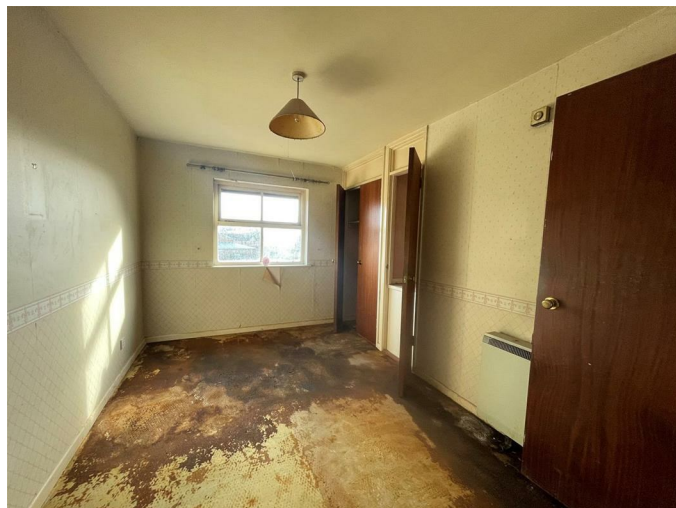
Wood floor, recessed spotlighting.

KITCHEN 7'10" x 7'6" (2.4 x 2.3)



Range of high and low level units, plumbed for washing machine, tiled floor.

BEDROOM ONE 14'9" x 10'9" (4.5 x 3.3)

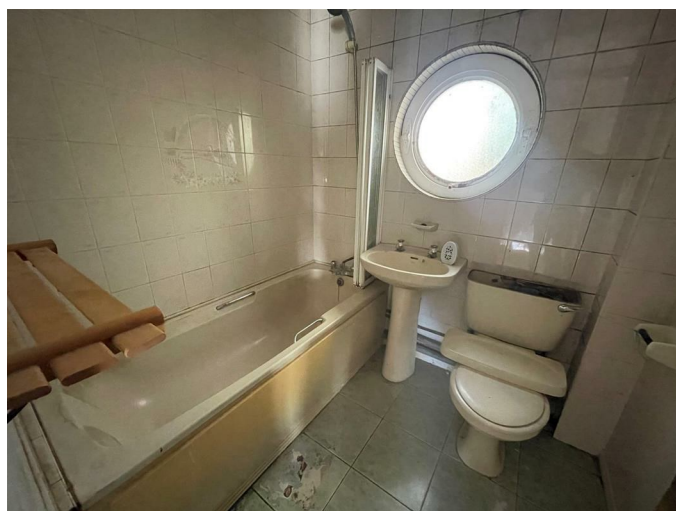


Built in storage.

BEDROOM TWO 10'2" x 8'6" (3.1 x 2.6)



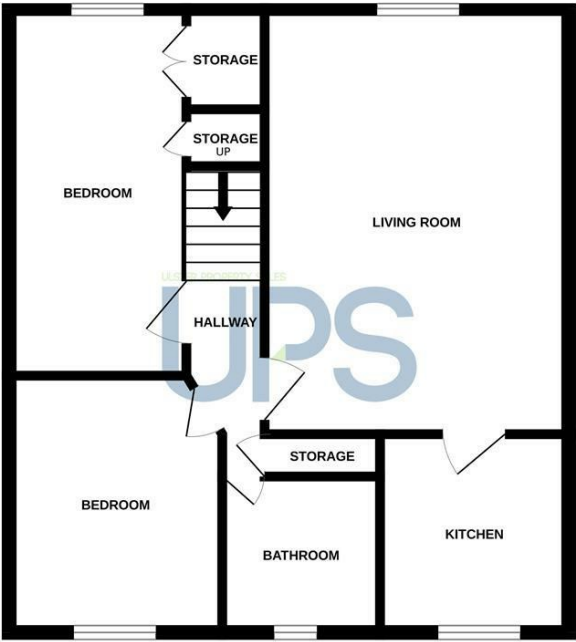
BATHROOM



Panel bath, low flush W.C, wash hand basin.

Floor Plan

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

| | | | | |
|---------------------------------|--------------------------------|------------------------------|------------------------------|----------------------------------|
| ANDERSONSTOWN 028 9060 5200 | BANGOR 028 9127 1185 | DONAGHADEE 028 9188 8000 | GLENGORMLEY 028 9083 3295 | RENTAL DIVISION 028 9070 1000 |
| BALLYHACKAMORE 028 9047 1515 | CARRICKFERGUS 028 9336 5986 | DOWNPATRICK 028 4461 4101 | MALONE 028 9066 1929 | |
| BALLYNAHINCH 028 9756 1155 | CAVEHILL 028 9072 9270 | FORESTSIDE 028 9064 1264 | NEWTOWNARDS 028 9181 1444 | |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark