

607 College Central, 4 College Avenue, Belfast, BT1 6BD

Price: £155,000





McGuinness | Fleck

Perfectly positioned within easy walking distance of Belfast City Centre's wide range of amenities, including shops, cafés, restaurants, universities, and excellent transport links, this superbly presented two-bedroom apartment, ideally situated within the highly sought-after College Central development in the heart of Belfast City Centre.

The property boasts a bright and generous open-plan living, dining, and kitchen area, and plenty of space for both relaxing and entertaining with the added convenience of utility room and fantastic main family bathroom.

There are two well-proportioned double bedrooms, including master with ensuite

With additional features including gas-fired central heating, double glazing, lift access, and secure residents' parking we highly recommend viewing.





McGuinness
Fleck

Open Plan City Centre Living

Price: £155,000

2 | 2 | 1

Light filled 6th floor two-bedroom apartment in prime city centre location

Spacious open plan living / dining / kitchen area

Luxury main bathroom

Two well-proportioned double bedrooms

Secure gated residents' parking

Gas fired central heating and uPVC Double Glazing

Lift access within development

Walking distance to Belfast City Centre amenities

Excellent investment or owner occupier opportunity

Ideal for first-time buyers, families and investors alike



Seamus McFlynn

Email: seamus.mcflynn@mcguinnessfleck.com

Phone: 07872 841317

7 Pattons Lane | Holywood | BT18 9FX
(0)28 9068 3020 | info@mcguinnessfleck.com

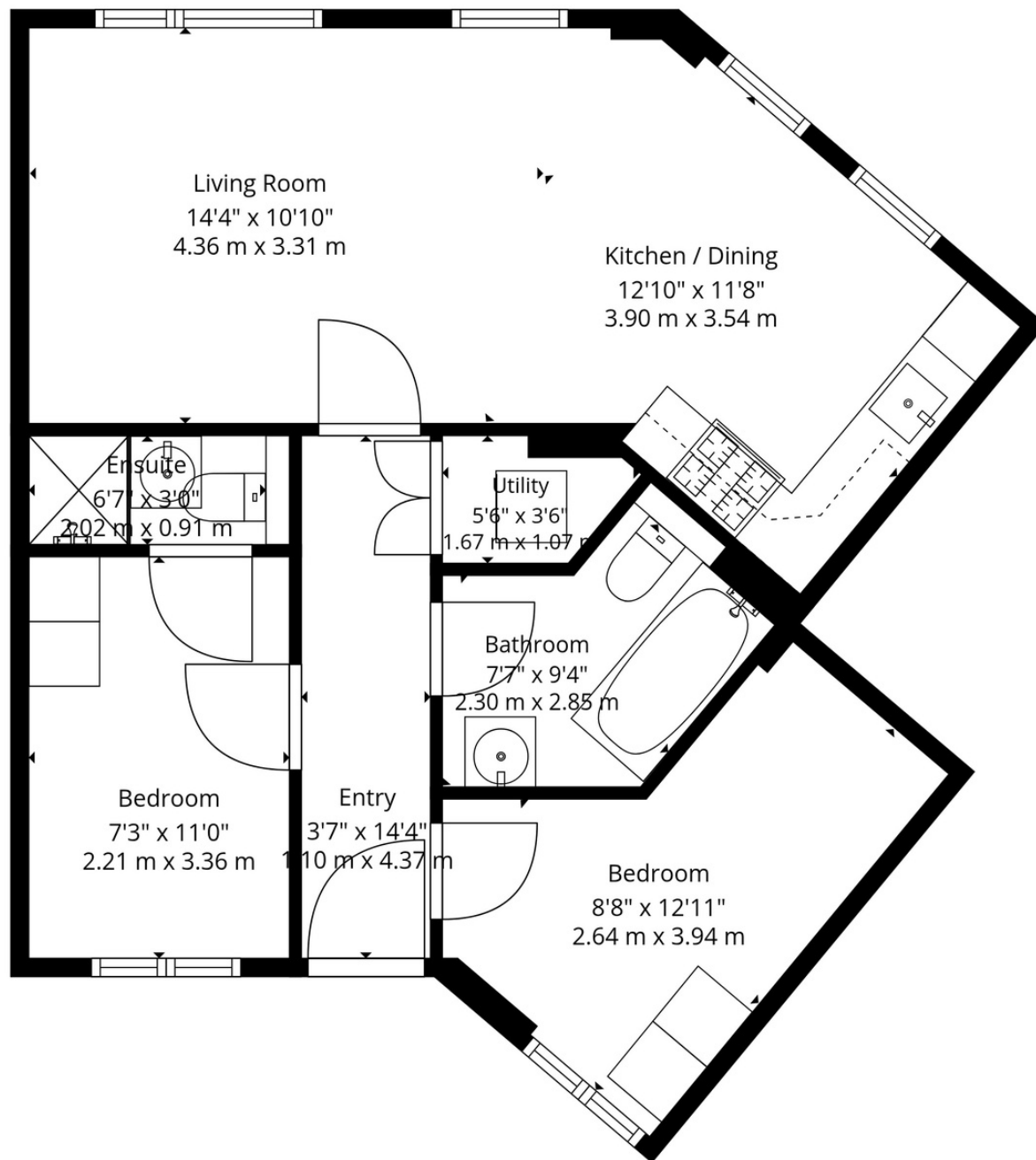
**McGuinness
Fleck**



McGuinness |
Fleck |



McGuinness |
Fleck



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

607 College Central,
4 College Avenue,
Belfast,
BT1 6BD