



Apartment 9, 29 College Square North, Belfast, BT1 6AS

Offers Over £174,950

- Duplex apartment in a central & convenient location
- Open plan living room/Kitchen
- Master bedroom with ensuite shower room
- Secure entrance with lift access
- City Centre location
- 3 Bedrooms (one with ensuite)
- White bathroom suite
- Gas fired central heating & uPVC double glazing
- Garaged parking with allocated space
- Early viewing is advised

Apartment 9, 29 College Square North, Belfast BT1 6AS

McMillan McClure are happy to offer to the market this well-presented, duplex apartment in a desirable and highly convenient location in Belfast City Centre.

The property comprises a spacious open-plan living/kitchen space, three piece bathroom suite, three well-proportioned bedrooms (master with ensuite shower-room) and ample storage space. The property benefits from a secure residents entrance with lift access and garaged parking with an allocated space. Additional benefits include gas fired central heating and uPVC double glazing.

This apartment is sure to suit a wide range of purchasers from first-time buyers hoping to secure a property close to all local amenities and leisure hubs, to investors seeking a property in an area with strong appetite for lettings. Early viewing is strongly advised.



Council Tax Band: Northern Ireland



Communal Hall

Lift access

Entrance Hall

Laminate wood flooring, intercom telephone, built in storage cupboards, understairs storage cupboard

Lounge

21'8 (at max) x 14'9 (at max)

Laminate wood flooring.

Fitted kitchen with range of high and low level units, contrasting round edge worksurfaces, single basin stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge freezer, space for washing machine, space for dishwasher, concealed lighting, extractor canopy, laminate wood flooring, part wall tiling

First Floor

Landing

Shelved storage cupboard, storage cupboard with gas boiler housing

Bedroom (1)

15'2 (at max) x 9'2 (at max)

Ensuite

White 3 piece shower room with comprising pedestal wash hand basin, push button W/C, tiled shower enclosure with thermostatic controlled shower unit, extractor fan

Bedroom (2)

11'11 x 8'3

Views of Black Mountain & Cavehill

Bedroom (3)

11'10 x 9'0

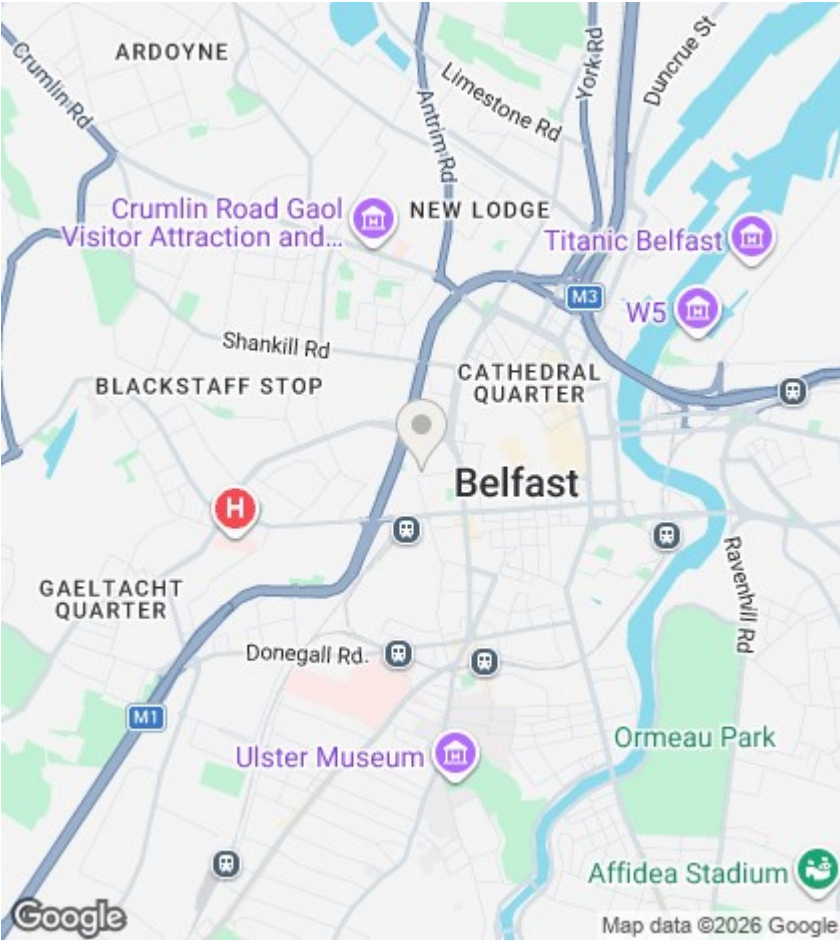
Bathroom

White 3 piece suite comprising pedestal wash hand basin, panelled bath with electric shower unit and mixer tap, push button W/C, extractor fan, shaver point, part wall tiling

Outside

Secure residents access

Allocated parking space



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	