

44 Marlborough Park North, Malone Road, BT9 6HJ

Price: Offers Over £425,000





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Fantastic Investment Opportunity In Prestigious BT9 Location

Price: Offers Over £425,000

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This substantial, semi-detached property presents a fantastic opportunity for investors comprising three, two bedroom apartments. Occupying a stunning site in one of South Belfast's most sought after residential locations, positioned perfectly between Malone and Lisburn Road with all the local amenities close by and some of the leading primary and post primary schools.

The properties offer spacious, versatile accommodation and all are well presented throughout. Set back from the road there is parking, detached garage and garden to the rear.

Internally, each property has two bedrooms, one reception room and separate kitchen.

Rarely does an opportunity arise to purchase such a property of this type Marlborough Park North and with such obvious investment potential we expect strong interest.

- Well Presented Semi-Detached Apartment Block
- Gas Central Heating / uPVC Double Glazing
- Detached Garage
- Located In The Prestigious BT9 Area of Belfast



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	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

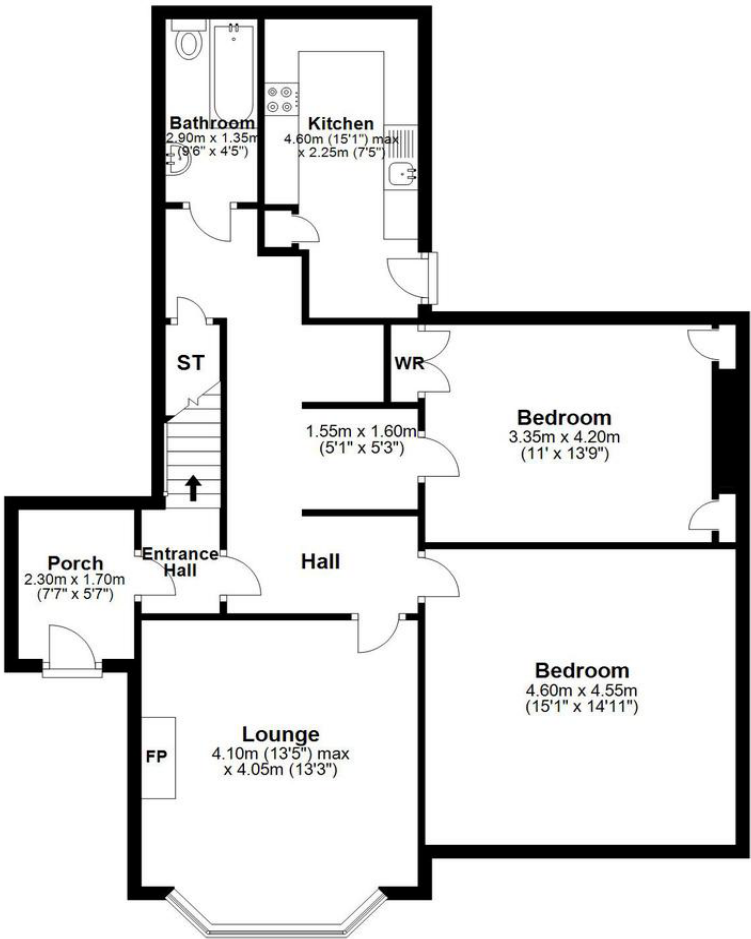
EPC

Coming Soon

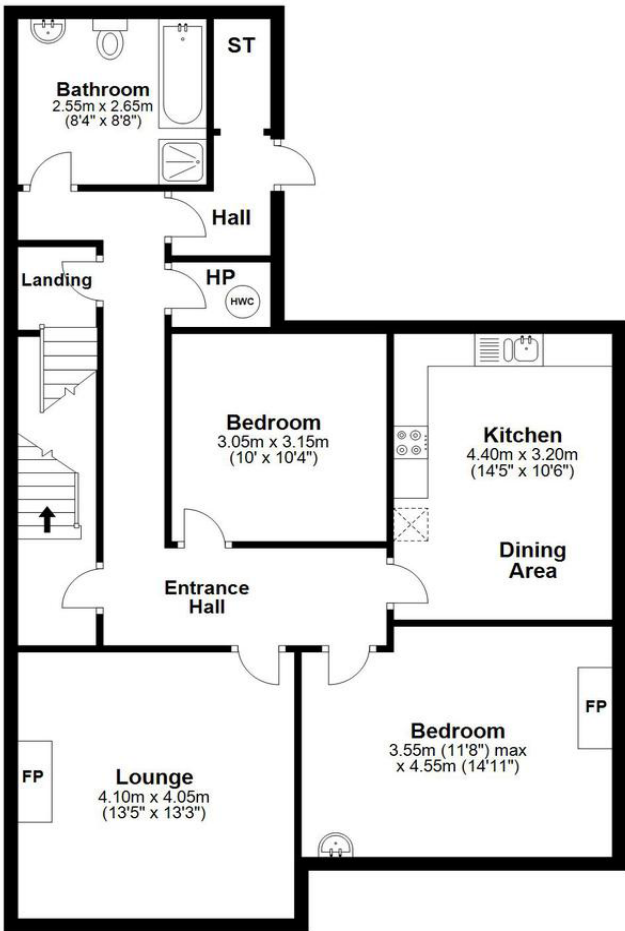
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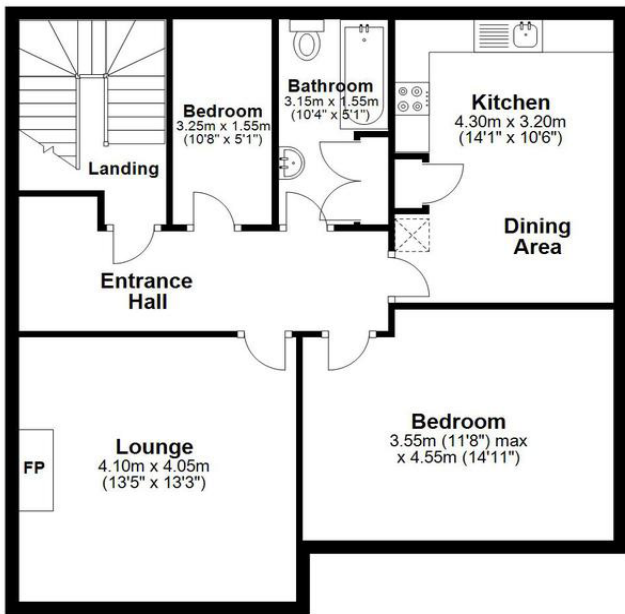
Ground Floor
Approx. 93.5 sq. metres (1006.9 sq. feet)



First Floor
Approx. 91.3 sq. metres (982.6 sq. feet)



Second Floor
Approx. 74.1 sq. metres (797.4 sq. feet)



DISCLAIMER: The particulars do not constitute any part of an offer or a Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the vendor nor Property One Estate Agents (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate.