



On Baltic Avenue off the Antrim Road



EPC Ratings

Apt 1 78/79

Apt 3 81/82

Apt 5 78/79

The EPC for each apartment is available on request

Dougan

RESIDENTIAL & COMMERCIAL

Unit 6 Orpen Shopping Centre Upper Lisburn Road Belfast BT10 0BG
 Telephone 028 9030 8855 Facsimile 028 9061 2252
 Email info@douganproperty.com
 Web www.douganproperty.com

Dougan Residential & Commercial for themselves and for the Vendors or Lessors of the property whose agents they give notice that; i) these particulars are given without responsibility of Dougan Residential & Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Dougan Residential & Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Dougan Residential & Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Dougan Residential & Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



**Investment Portfolio -
 1, 3 & 5 The Works, Baltic Avenue,
 Belfast, BT15 2HR**

Asking Price £145000

Dougan

RESIDENTIAL & COMMERCIAL

Telephone 028 9030 8855

www.douganproperty.com

Key Features:

- Investment Portfolio Comprising 3 x 2 Bedroom Apartments
- Fully Let Producing A Gross Income Of £18,000 Per Annum (£500 p/m) per apt)
- Excellent Investment Opportunity
- Apartments Comprise Of -
- Two Bedrooms
- Well Appointed Bathroom
- Living Room Open To Modern Kitchen
- Gas Fired Central Heating
- Double Glazing

Investment portfolio comprising of three x two bedroom apartments located in a development on Baltic Avenue, just off the Antrim Road in North Belfast.

The apartments are individually let at £500 per month which equates to a gross yield of £18,000 per year for the three.

The apartments comprise of a living room open to kitchen, two bedrooms and a well appointed bathroom.

For further information please contact Tony Adams or Michael Graham at Dougan Residential & Commercial on 02890308855



ACCOMMODATION:

FLAT 1 - Ground Floor

**Living Room Open To Kitchen
Two Bedrooms
Bathroom
Tenancy - £500 p/m for 12 month
from 22.5.2015**

FLAT 3 - Second Floor

**Living Room Open To Kitchen
Two Bedrooms
Bathroom
Tenancy - £500 p/m for 12 month
from 8.1.2015**



FLAT 5 - Ground Floor

**Living Room Open To Kitchen
Two Bedrooms
Bathroom
Tenancy - £500 p/m for 12 month
from 1.4.2015**

