



# Hampton ESTATES

028 9064 2888  
www.hamptonestates.co.uk

Apt 7, Fitzwilliam Square  
Ormeau Road/ University Area  
Belfast, BT7 1JH

Offers Over  
**£149,950**



- First Floor Duplex Apartment
- Gated Development in University/Ormeau Location
- 4 Bedrooms - HMO specification
- Redecorated & New Carpets Fitted
- Lounge Opening onto Fitted Kitchen
- Luxury Bathroom Suite Comprising Bath & Thermostatic Shower Over
- Gas Central Heating & Double Glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## Description

A newly redecorated apartment in this desirable gated development located off the Ormeau Road/University area. The property is a 4-bedroom duplex apartment finished to full HMO specification, currently let at £1000 pcm until 11th September 2019 giving a gross annual yield of 7.74% and a £12,000 per annum gross income. An ideal ready-made investment.

The property comprises 4 good double bedrooms, a spacious lounge which opens onto a fitted kitchen, bathroom with bath and shower and a further separate wc. The property also benefits from being newly redecorated 1 x allocated car park space in the gated residents car park, gas central heating, double glazing and easy access to Queens University, Belfast City Centre and an excellent range of local amenities.

Service charge £600 per annum - Ground Rent £100 per annum (insurance separate)

## Ground Floor

Staircase to First Floor Entrance Door

## First Floor

### ENTRANCE HALL:

Staircase to accommodation, fire alarm system

### LIVING ROOM:

5.03m x 3.84m (16' 6" x 12' 7")

Double glazed window to rear, newly laid carpet, double glazed window to rear, radiator

### KITCHEN:

3.45m x 1.98m (11' 4" x 6' 6")





Double glazed window to front, newly laid vinyl flooring, part tiled walls, cream kitchen units and marble effect worktops, single drainer sink unit with mixer taps, integrated oven, hob and extractor hood, space for fridge freezer, space and plumbed for washing machine, radiator

### **BEDROOM**

*3.35m x 2.95m (11' 0" x 9' 8")*

Double glazed window to rear, radiator, newly laid carpet



### **BATHROOM:**

*1.98m x 1.96m (6' 6" x 6' 5")*

Part tiled walls, tiled floor, white suite comprising panelled bath, shower screen, mixer taps, shower attachment and separate thermostatic shower, low flush wc, pedestal wash hand basin with mixer taps, radiator, extractor fan

### **BEDROOM**

*2.95m x 2.57m (9' 8" x 8' 5")*

Double glazed window to front, radiator



### **STAIRCASE TO:**

## **Second Floor**

### **BEDROOM**

*4.52m x 3.18m (14' 10" x 10' 5")*

(at widest point) Velux window to rear, radiator

### **WC**

Non slip flooring, white suite comprising close coupled wc, pedestal wash hand basin, radiator, extractor fan

### **BEDROOM**

*4.55m x 2.57m (14' 11" x 8' 5")*

Velux window to front, radiator





## Outside

Electric gates to residents "permit holders" car park, 1 x allocated space.



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