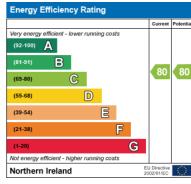


Apt 7, Fitzwilliam Square Ormeau Road/University Area Belfast, BT7 1,JH

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











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













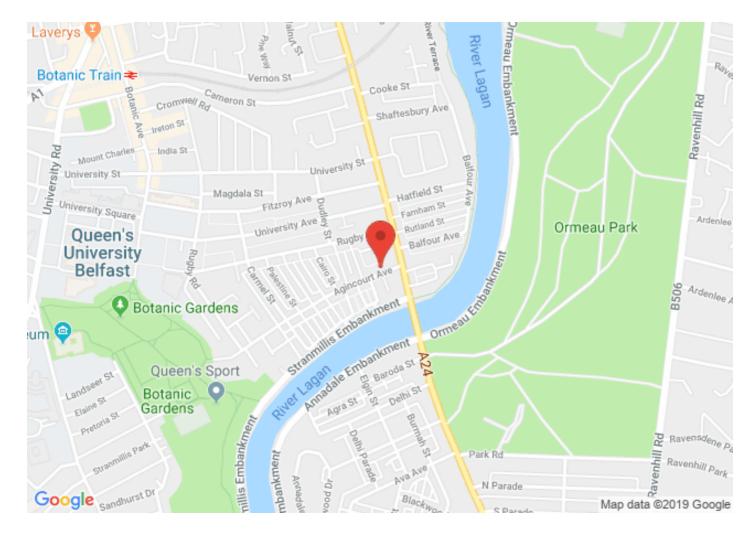
Outside

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





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