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509 College Central
College Avenue
BT1 6BD
Offers Over £125,000

509 COLLEGE CENTRAL, COLLEGE AVENUE, BT1 6BD

- **Excellent Fifth Floor Apartment in a Modern Development**
- **Views Over Belfast and Divis and the Black Mountain**
- **Entrance Hall and Utility Cupboard**
- **Bright Open Plan Living/ Dining to Kitchen**
- **Two Well Proportioned Bedrooms/Master Ensuite**
- **Bathroom with Modern Suite**
- **Gas Central Heating & Double Glazing**
- **Well Presented Throughout**
- **Close to Local Amenities / City Centre Location**

This excellent apartment is located on the fifth floor of the popular college central complex.

Properties in this development prove to be popular with first time buyers and investors in particular. Comprising entrance hall with utility cupboard, open plan living dining kitchen, two bedrooms (one with en-suite) and main bathroom. The property benefits from double glazing and gas central heating.

The property has enjoyed an excellent long term rental history and could be a great new opportunity for a new investor.

The city centre location is proving to be increasingly popular with nearby developments of Ulster University and convenience to all City Centre amenities and transport links.

Early viewing is recommended.



PROPERTY COMPRISES

Secure communal entrance hall, stairs and lift to..

5TH FLOOR

Communal walk way, front door to..

ENTRANCE HALL Tiled floor, storage cupboard

LOUNGE 19' 0" x 16' 5" (5.79m x 5m) (overall at widest points to include kitchen) Laminate wood effect floor, open plan to..

KITCHEN Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer



INSERT MAP HERE

Directions:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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