

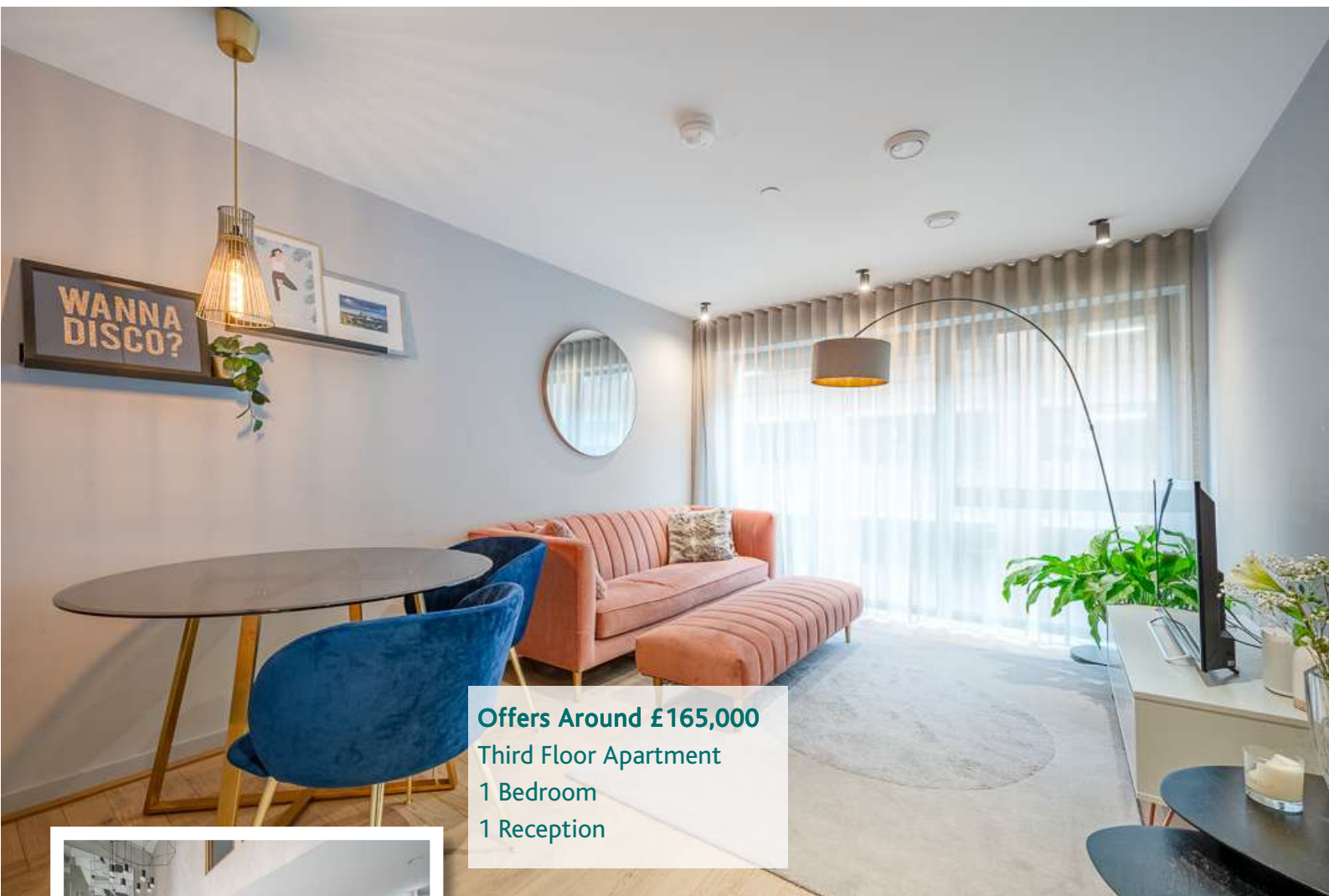


JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

Apt 5 FX Building | Belfast, BT1 4NX
OFFERS AROUND £165,000

**Scan for Property Details
and to Arrange a Viewing**





Offers Around £165,000
Third Floor Apartment
1 Bedroom
1 Reception

Property Features

- ***CASH OFFERS ONLY***
- Well Appointed Third Floor Apartment in Belfast City Centre
- Doorstep Convenience to Belfast City Centre, SSE Arena and Cathedral Quarter
- Secure Entrance
- Superb Energy Rating with Low Maintenance
- Well Proportioned Double Bedroom
- Open Plan Kitchen Living Dining Space
- Bespoke Fitted Kitchen with Range of Built in Appliances
- Modern Fitted Bathroom with White Suite and WC
- Separate WC
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Communal Gym and Office / Entertaining Space
- Ideally Suited to a Young Professional, Downsizer or Investor
- Excellent Investment Opportunity
- Management Fee Approx £2000 Per Annum
- Not Suitable for Air BNB
- Early Viewing Highly Recommended



Accommodation

Third Floor

Outside

Reception Hall

Fully Tarmacked
Driveway

WC

Enclosed Rear
Garden

Bedroom One with En
Suite
17'8" x 10'5"

Living / Kitchen / Diner
20'9" x 10'7"

For more information
and photographs
regarding the
accommodation in this
property, please visit:

johnminnis.co.uk

CASH OFFERS ONLY

We are delighted to bring to the market this fantastically well appointed third floor apartment located in Belfast City Centre. Situated on the edge of the Cathedral Quarter with doorstep convenience to the SSE arena, Belfast City Airport and many local leading boutiques, shops and restaurants this fantastic third floor apartment will have immediate appeal to a range of potential purchasers.

In short the property comprises of reception hall, open plan kitchen living dining space, bespoke fitted kitchen with range of storage and built in appliances, double bedroom, luxurious shower room with WC and a separate WC. The property further benefits from a high energy rating with UPVC double glazing, gas fired central heating and access to a communal gym.

This apartment is likely to appeal to a wide range of purchasers so early internal inspection is highly recommended to appreciate all this fantastic property has to offer.



Directions

The FX Building is located on Montgomery Street in Belfast City Centre.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B		83	83
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			



Viewing

By appointment through agent.

Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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John Minnis Belfast
7 Library Court
404 Upper Newtownards Road
Belfast
BT4 3GE
T: 028 9065 3333



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