



2 University Court 3-5 University Road, Belfast, BT7 1NA

Price Guide £120,000

A well proportioned ground floor city centre apartment that is conveniently located close to many shops, restaurants, public transport facilities and Queens University. The apartment comprises of two bedrooms, large kitchen / living area and white bathroom suite. The property also benefits from an enclosed yard, gas fired central heating / pvc double glazed windows and allocated parking space. An ideal opportunity for the first time buyer or investor alike!

- Excellent Ground Floor Apartment
- Open Plan Kitchen / Lounge
- City Centre access
- Gas Heating
- Two Bedrooms
- White Bathroom Suite
- Double glazing
- Allocated Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE HALL

Hardwood front door.

KITCHEN / LIVING 11'5" x 10'9" (3.5 x 3.3)



Fitted Kitchen units with Formica worktops, integrated Stainless steel sink, extractor fan, electric oven and 4 ring gas hobs, part tiled walls and laminate flooring. Access to rear yard.

BEDROOM ONE 11'5" x 8'6" (3.5 x 2.6)



BEDROOM TWO 7'10" x 7'6" (2.4 x 2.3)



BATHROOM



White suite comprising bath with thermostatic shower, low flush w.c., pedestal wash hand basin, extractor fan, part tiled walls and tiled floor. Plumbed for washing machine / gas boiler.

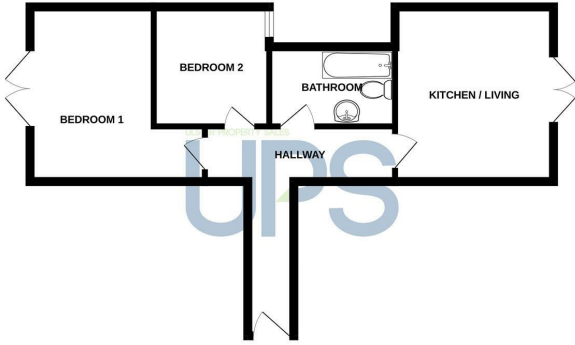
OUTSIDE

SERVICE CHARGE

Black Dog Property: £1080 per annum.

Floor Plan

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floor plan, the measurements of plots, sections, areas and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The correct figures and details should be used for all legal and financial purposes. All to the best of our knowledge and belief. Map data ©2024

Area Map



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