

**OK  
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# FOR SALE

**Apartment 309  
Margarita Plaza  
81 Adelaide Street  
Belfast BT2 8FF**

Third Floor 1 Bed Apartment  
extending to c. 31 sq m (399 sq ft)

[okt.co.uk](http://okt.co.uk)



# LOCATION

Margarita Plaza is located in Adelaide Street, a quiet leafy street close to the heart of the City Centre.

The subject benefits from its proximity to the city's main transport hubs to include Lanyon Place Railway Station, the new Weavers Cross Transport Hub which is being developed on the existing Great Victoria Street Bus and Rail Station, and the Metro Bus Terminus at City Hall. The property is also in close proximity to the Glider route and a Belfast Bike Dock is located within a 1 minute walk.

The area is also very well served by amenities including Starbucks, Café Nero and Pure Gym.

# DESCRIPTION

The subject property comprises a contemporary third floor one bedroom apartment. On the ground floor an impressive communal entrance hall with feature mosaic floor leads to stair and lift access to the third floor. Internally an entrance hall leads to the bedroom, bathroom and a living / dining room which is partially open to the kitchen. The property has laminate flooring and painted / plastered walls throughout, with double glazed windows and gas heating.

The living / dining room benefits from good levels of natural light and a small tiled balcony. The kitchen has high and low level units with built in fridge / freezer and oven with gas hob. The bathroom has a white three piece suite.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Entrance Hall	2.09 m x 1.1 m	6.86 ft x 3.61 ft
Living / Dining	5.12 m x 3.05 m	16.8 ft x 10 ft
Kitchen	3.09 m x 2.21 m	10.1 ft x 7.25 ft
Bedroom	4.48 m x 2.75 m	14.7 ft x 9 ft
Bathroom		
<b>TOTAL ACCOMMODATION</b>	<b>31.1 sq m</b>	<b>399 sq ft</b>



1. MARGARITA PLAZA
2. Pure Gym
3. Premier Inn
4. Belfast Bike Dock (1 min walk)
5. Starbucks
6. Belfast Glider Stop (2 min walk)
7. City Hall
8. Grand Central Hotel
9. Europa Bus & Rail Station





# SALES DETAILS

PRICE: £100,000  
 TITLE: Leasehold with 900 years from 2001  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

# RATES PAYABLE

CAPITAL VALUE: £95,000

Estimated rates payable in accordance with LPS  
 Website: £826.03

All perspective purchasers should make their own enquiries to confirm the rates payable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9712



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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