



**Instinctive
Excellence
in Property.**

For Sale

**Two Bedroom End Terrace House
Sold Subject to Existing Tenancy**

97 Seaview Drive
Belfast
Co. Antrim
BT15 3ND

RESIDENTIAL

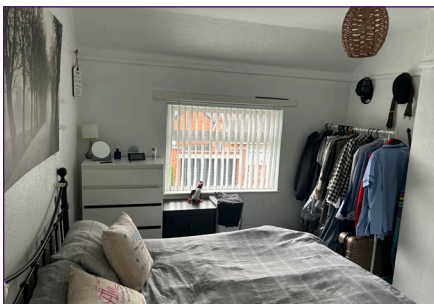
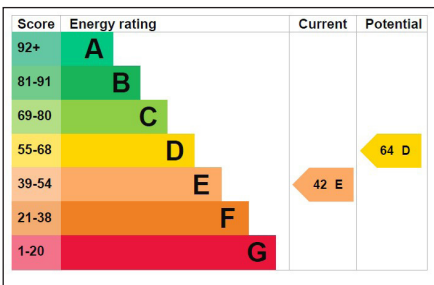


RESIDENTIAL

Location Map



EPC



Location

The property is located on Seaview Drive, close to the Antrim Road and Shore Road in North Belfast. The property is in close proximity to numerous local amenities including Grove Park and Grove Wellbeing Centre, shops, schools and benefits from good transport links to the City Centre.

Description

This is a end terrace two storey house with front and rear gardens. The house is of traditional construction with red brick exterior and covered with a slate roof. Internally the house provides a living room, kitchen, two bedrooms and bathroom. The house benefits from oil fired central heating, double glazing and is in good order.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Accommodation
Living Room	2.99 m x 4.08 m
Kitchen	2.20 m x 4.13 m + 1.18 m x 0.95 m
Bedroom 1	4.14 m x 3.00 m
Bedroom 2	2.22 m x 2.42 m + 1.02 m x 0.91 m
Bathroom	1.38 m x 1.63 m
Total Net Internal Area	62 sq m (667 sq ft)

Tenancy

We understand the property is currently occupied at rent of £5,100 per annum (Tenant overholding).

Note: Viewing by appointment only.

Guide Price

Guide Price: £85,000

Rates

We have been advised by the Land and Property Services of the following rating information:

Capital Value:	£47,000
Rate in the £ for 2024/2025:	£0.009098
Estimated rates payable:	£427.61

VAT

All figures quoted are exclusive of and may therefore be liable to VAT.

Anti-Money Laundering

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

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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/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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