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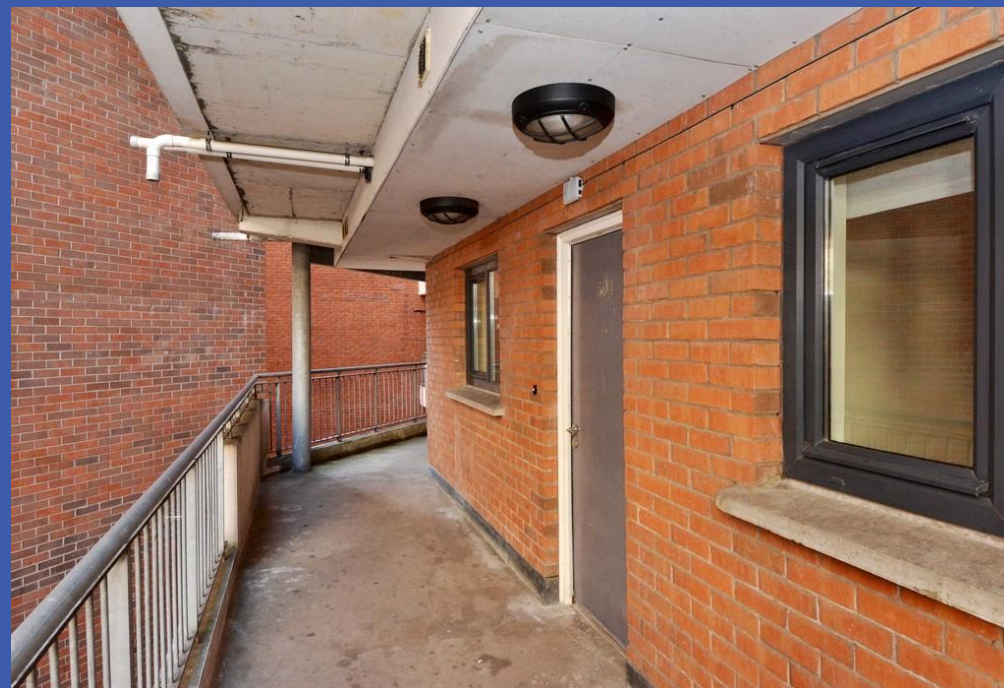
504 College Central

College Avenue, Belfast
BT1 6BD

Offers Over £125,000

504 COLLEGE CENTRAL, BT1 6BD

- **Excellent Fifth Floor Apartment in a Modern Development**
- **Superb Views**
- **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**
- **Ideal For Owner Occupiers or Investors**
- **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 front door to communal reception hall, lifts to 5th floor, communal walkway, front door to entrance hall.

ENTRANCE HALL Wood flooring, utility cupboard with gas fired boiler and plumbed for washing machine.

LOUNGE OPEN PLAN TO KITCHEN WITH DINING AREA 20' 11" x 14' 1" (6.38m x 4.29m) (overall @ widest points)

Lounge: Wood flooring.

Kitchen: Range of high and low level units, work surfaces, single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under, extractor fan, space for fridge/freezer, part tiled walls, tiled floor, low voltage spotlights.

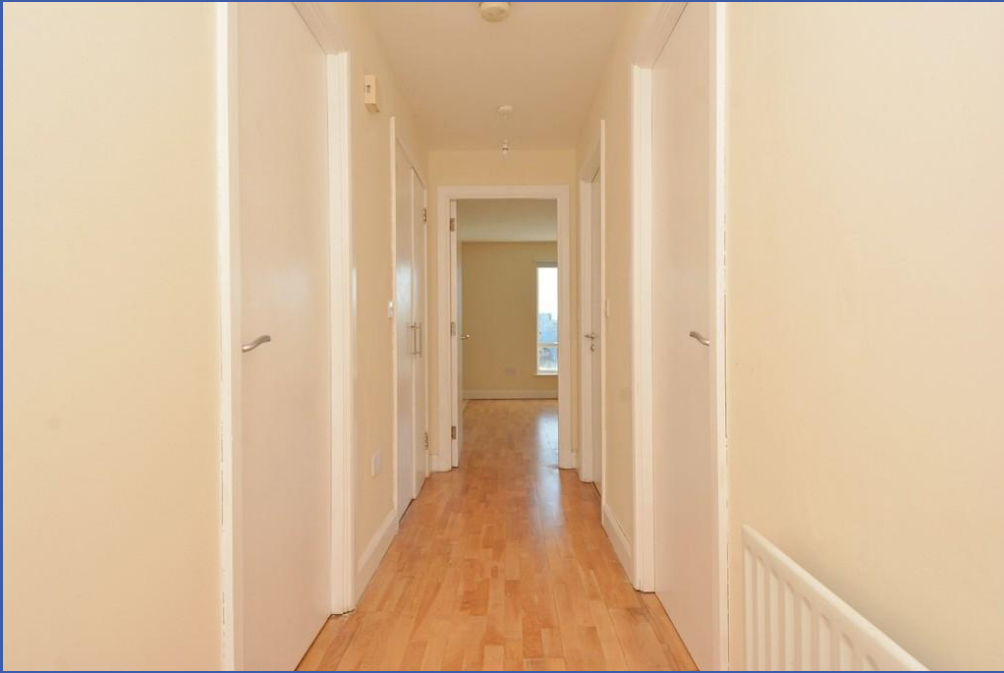
BEDROOM 10' 9" x 9' 1" (3.28m x 2.77m) Wood flooring.

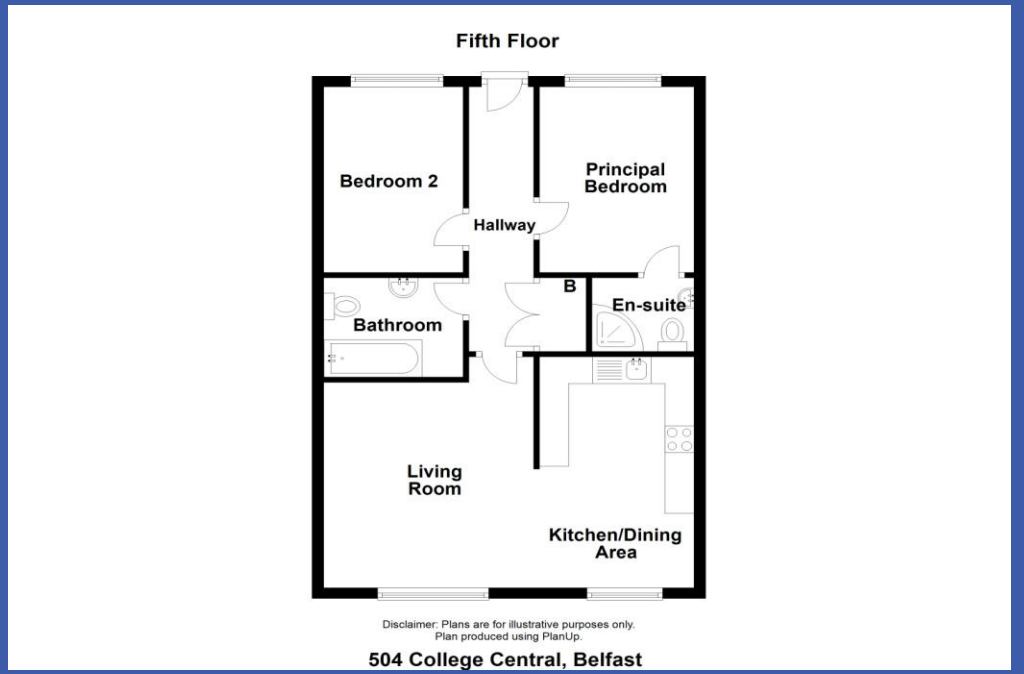
ENSUITE SHOWER ROOM Comprising white suite, WC, pedestal wash hand basin with splash tiling, panelled shower cubicle, low voltage spotlights, extractor fan, tiled floor.

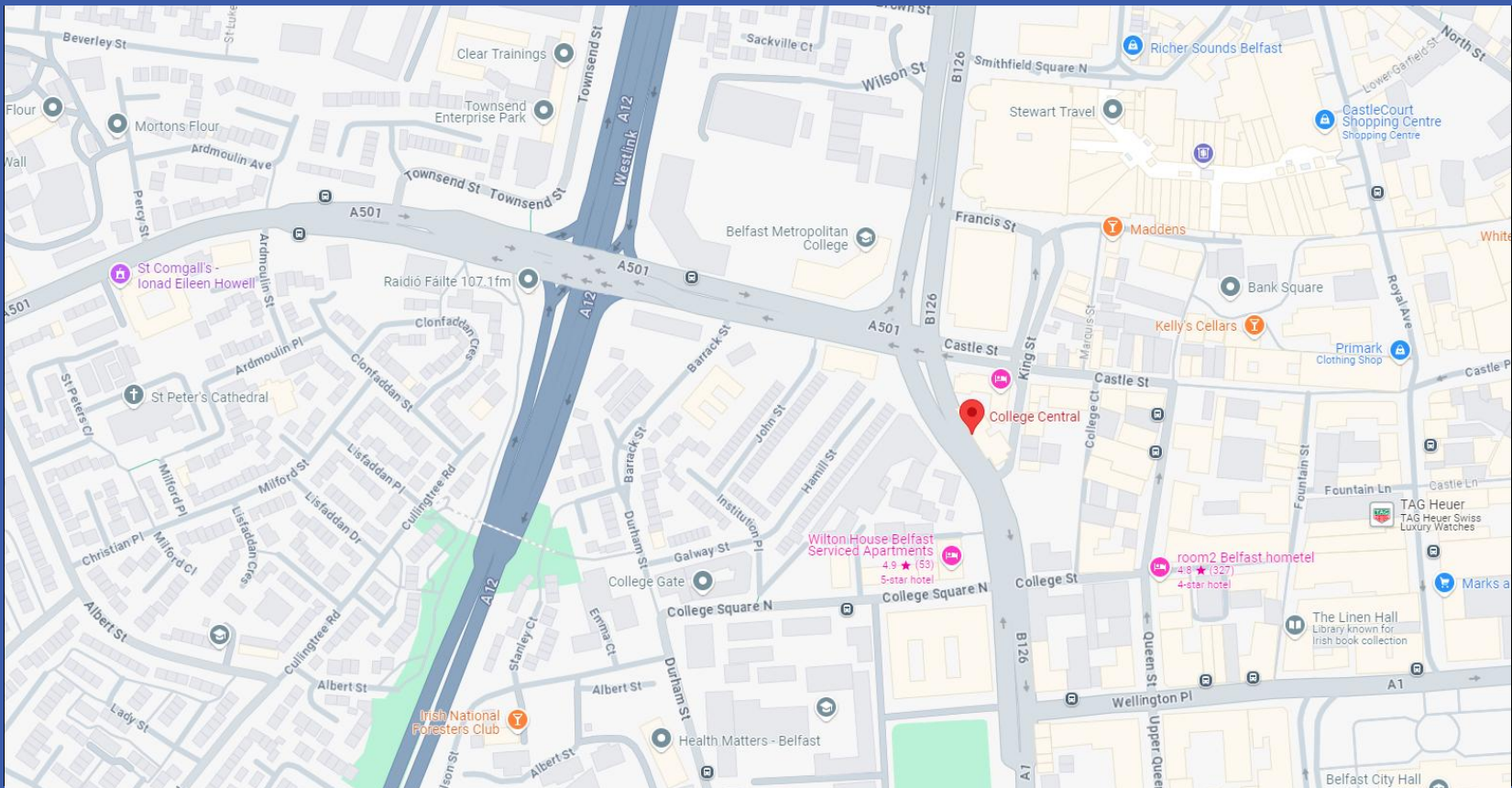
BEDROOM 11' 3" x 7' 9" (3.43m x 2.36m) Wood flooring.

BATHROOM White suite comprising panelled bath with splash tiling, WC, pedestal wash hand basin with splash tiling, tiled floor, low voltage spotlights, extractor fan.









Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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