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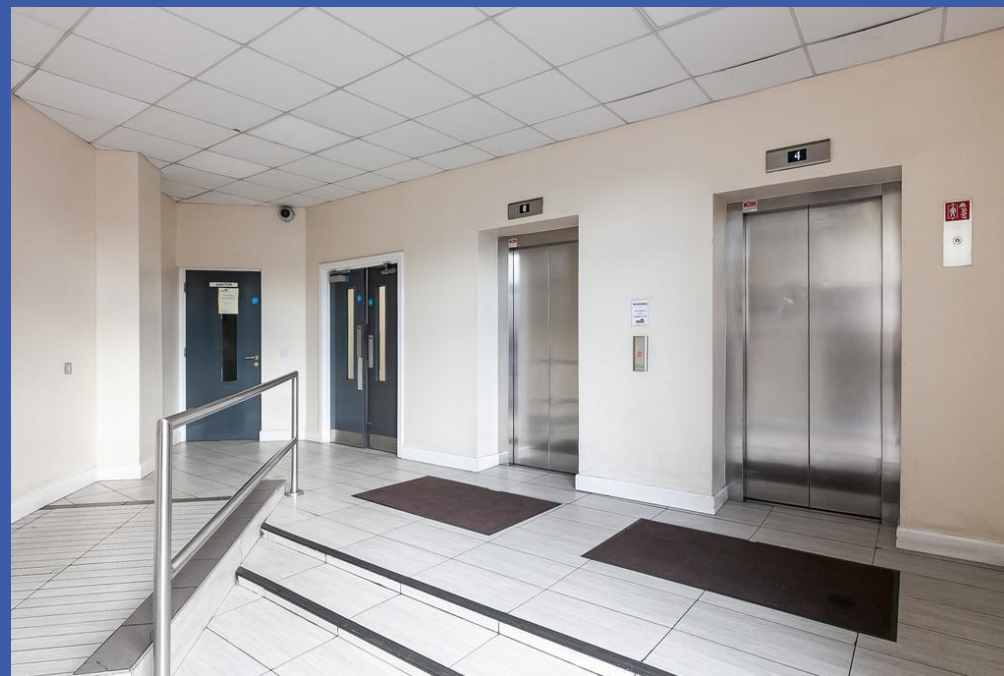
803 College Central

College Avenue, Belfast
BT1 6BD

Offers Over £134,950

803 COLLEGE CENTRAL, BT1 6BD

- Excellent 8th Floor Apartment in a Modern Development
- Superb Views Over Belfast Hills
- 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 eighth 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. In addition, this particular apartment enjoys a bright aspect with superb views from the lounge and bedroom windows.

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 entrance hall, lifts to 8th floor, communal walkway leading to front door leading to entrance hall.

ENTRANCE HALL Tiled floor, cloaks/utility cupboard with gas fired boiler and plumbed for washing machine.

LOUNGE OPEN PLAN TO KITCHEN WITH DINING AREA 20' 11" x 13' 11" (6.38m x 4.24m) (Overall @ widest points) 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, space for fridge/freezer, tiled floor to kitchen area, laminate wood effect floor to lounge area, part tiled walls, low voltage spotlights, intercom system.

BEDROOM 11' 2" x 10' 1" (3.4m x 3.07m) Laminate wood effect floor.

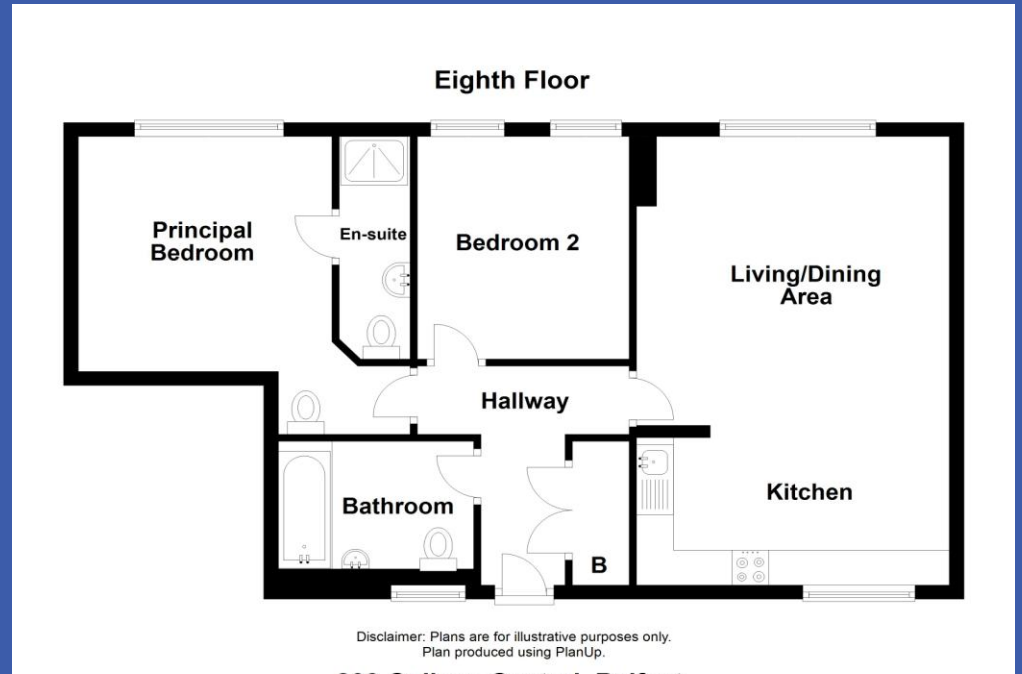
ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin with splash tiling, panelled shower cubicle, low voltage spotlights, extractor fan, tiled floor.

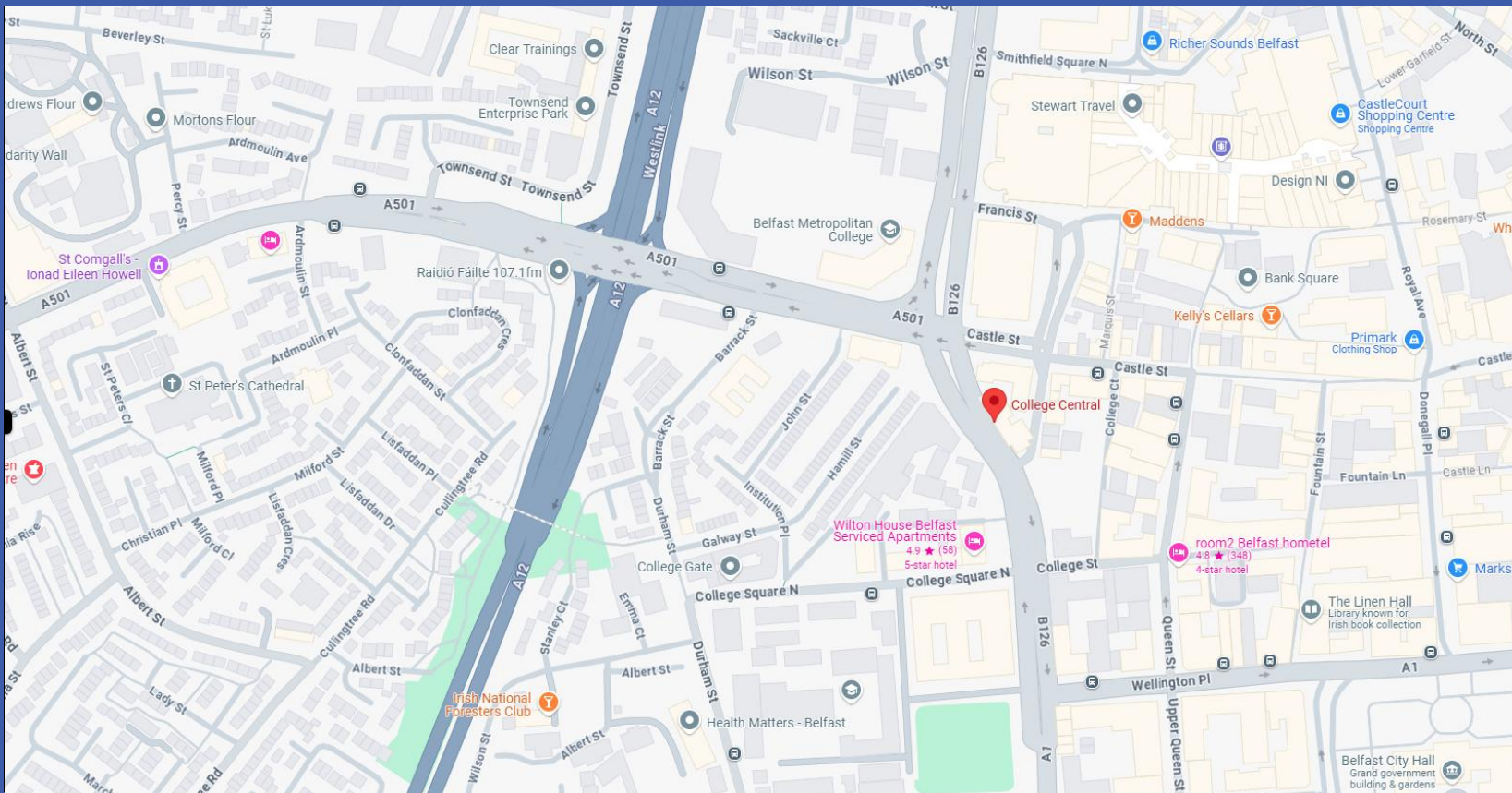
BEDROOM 2 10' 4" x 9' 4" (3.15m x 2.84m) Laminate wood effect floor.

BATHROOM White suite comprising panelled bath with mixer taps and shower attachment, low flush WC, pedestal wash hand basin with splash tiling, part panelled walls, 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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