

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, sans-serif font, set against a yellow triangular background.

# TO LET

**31 Fortwilliam Grange  
Belfast  
BT15 4AU**

Well presented 2-bed  
Duplex Apartment

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

# LOCATION

The subject property is situated within Fortwilliam Grange; a sought-after development just off the prestigious Fortwilliam Park which is a tree-lined thoroughfare connecting the Antrim Road and the Shore Road with ornate gothic gateposts at each entrance.

# PROPERTY FEATURES

- The subject comprises a ground and first floor two-bedroom duplex apartment
- Finished to a high standard throughout
- Modern kitchen with integrated fridge / freezer, oven and washing machine
- Spacious living room with doors leading to the private patio at the rear
- Two bedrooms with carpeted floors (one with built in wardrobes)
- Modern family bathroom with three-piece suite
- Gas heating and uPVC double glazing throughout
- No pets allowed

# ACCOMMODATION

DESCRIPTION	AREA (FT)	AREA (M)
<b>GROUND FLOOR</b>		
Entry Hall	-	-
Living Room	15.2ft x 8.0ft	4.62m x 2.46m
Kitchen	11.3ft x 9.6ft	3.44m x 2.93m
<b>FIRST FLOOR</b>		
Bedroom 1	15.2ft x 12.0ft	4.62m x 3.65m
Bedroom 2	12.4ft x 9.25ft	3.79m x 2.82m
Bathroom		





## 31 Fortwilliam Grange Belfast BT15 4AU



### 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/ukxi/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.



# FURTHER INFORMATION



For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

## LEASING DETAILS

RENT:            £800 per month  
TERM:            Minimum of 1 year term  
RATES:           Included in rent

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.