



## 75 Maryville Street, Belfast, BT7 1AE

**Price Guide £80,000**

Located just off Botanic Avenue in South Belfast, this top floor apartment offers convenience to a range of amenities. The accommodation comprises two bedrooms, living room, kitchen and bathroom suite. Electric heating & single glazed windows are in place. The apartment requires a full renovation upgrade and is open to cash offers only. Please note the apartment is leasehold with 62 years remaining on the lease.

- Cash Offers Only
- Electric Heating / Single Glazed
- Requires Full Renovation Throughout
- Two Bedrooms
- Top Floor
- Walking Distance To City Centre

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Steps to number 75

### ON THE SECOND FLOOR

#### ENTRANCE

LIVING ROOM 17'0" x 12'1" (5.2 x 3.7)



Wood floor, recessed spot lighting.

KITCHEN 7'10" x 7'6" (2.4 x 2.3)



Range of high and low level units, plumbed for washing machine, tiled floor.

BEDROOM ONE 14'9" x 10'9" (4.5 x 3.3)



Built in storage.

BEDROOM TWO 10'2" x 8'6" (3.1 x 2.6)



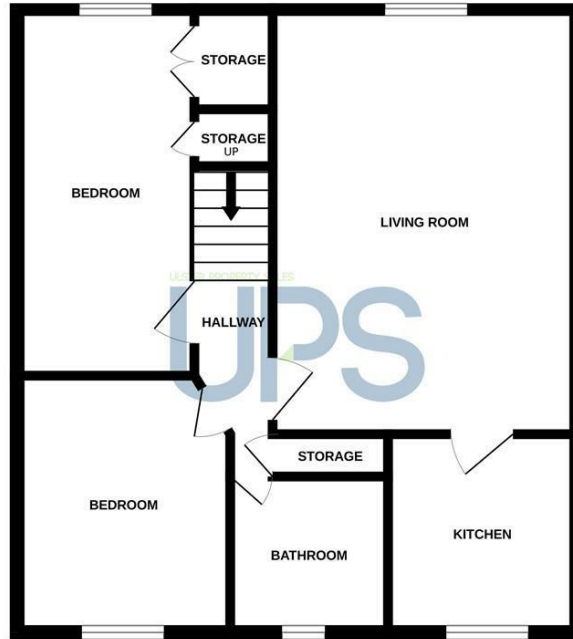
#### BATHROOM



Panel bath, low flush W.C., wash hand basin.

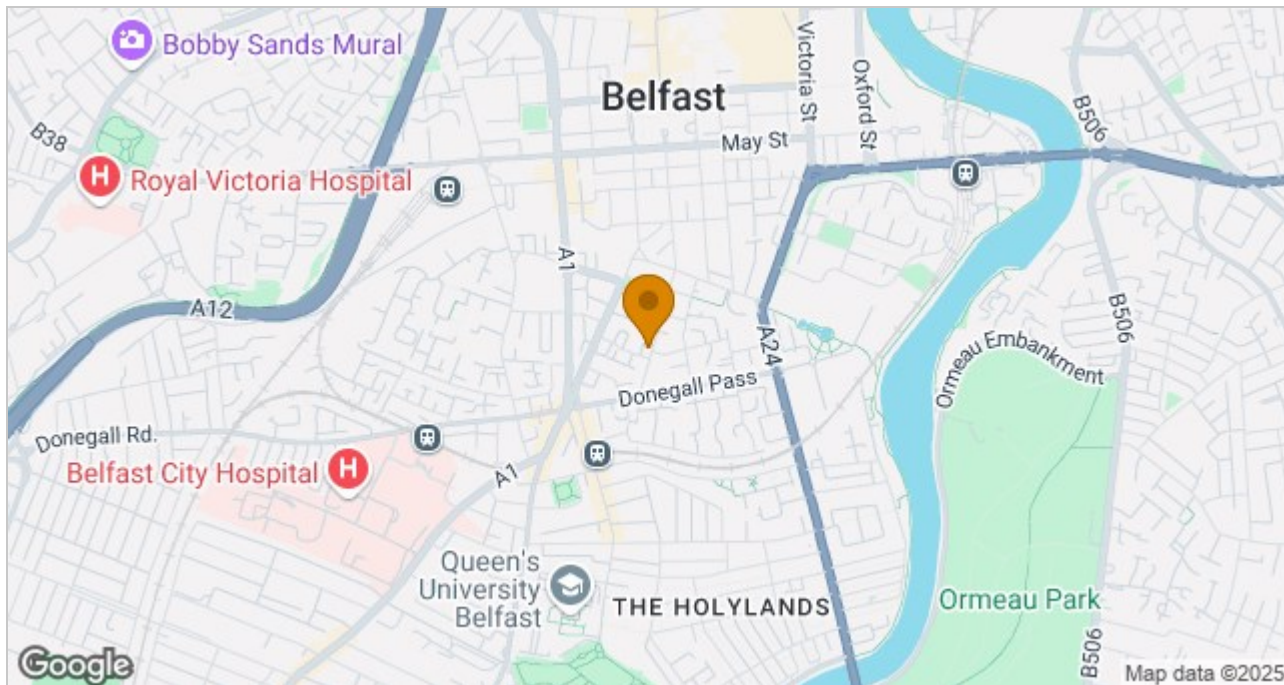
## Floor Plan

### SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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