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TO LET

# 1a Malone Park Central, Belfast, BT9 6NP

Four Bedroom Detached House with Garage in Prime Location

# LOCATION

The subject is located in Malone Park Central, one of South Belfast's most prestigious addresses. The property is situated less than 3 miles from Belfast City Centre and is within short walking distance to the Lisburn Road which has a range of independent retailers, restaurants, cafes and supermarkets.

# DESCRIPTION

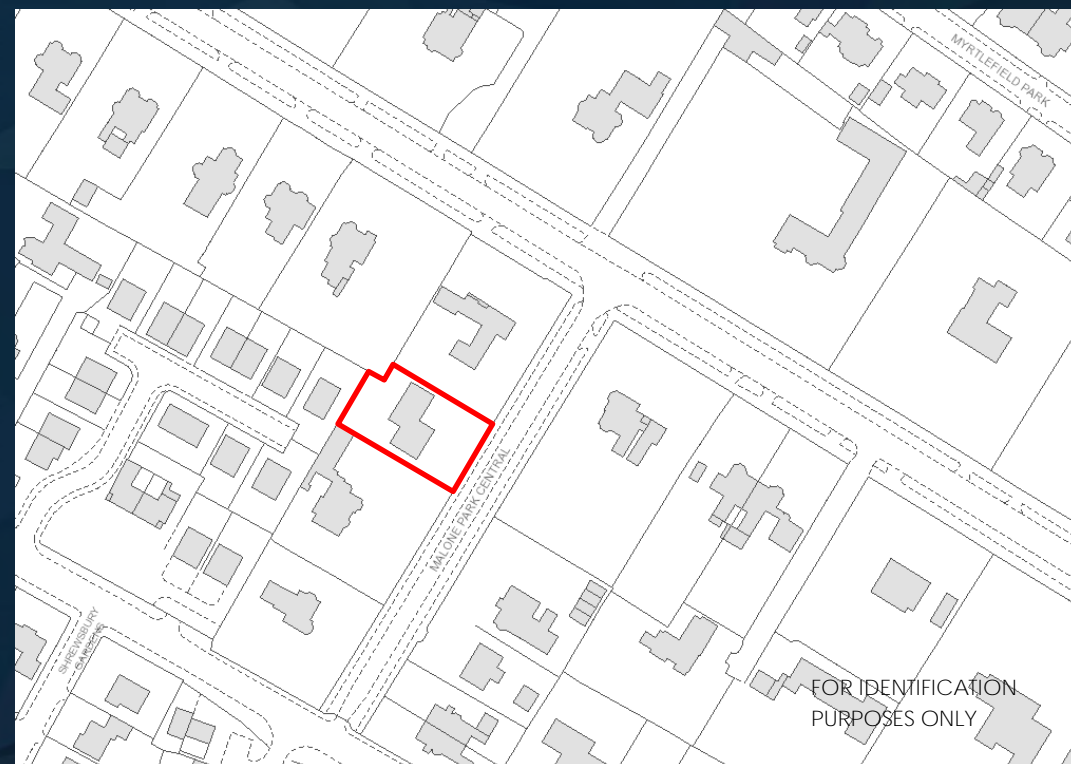
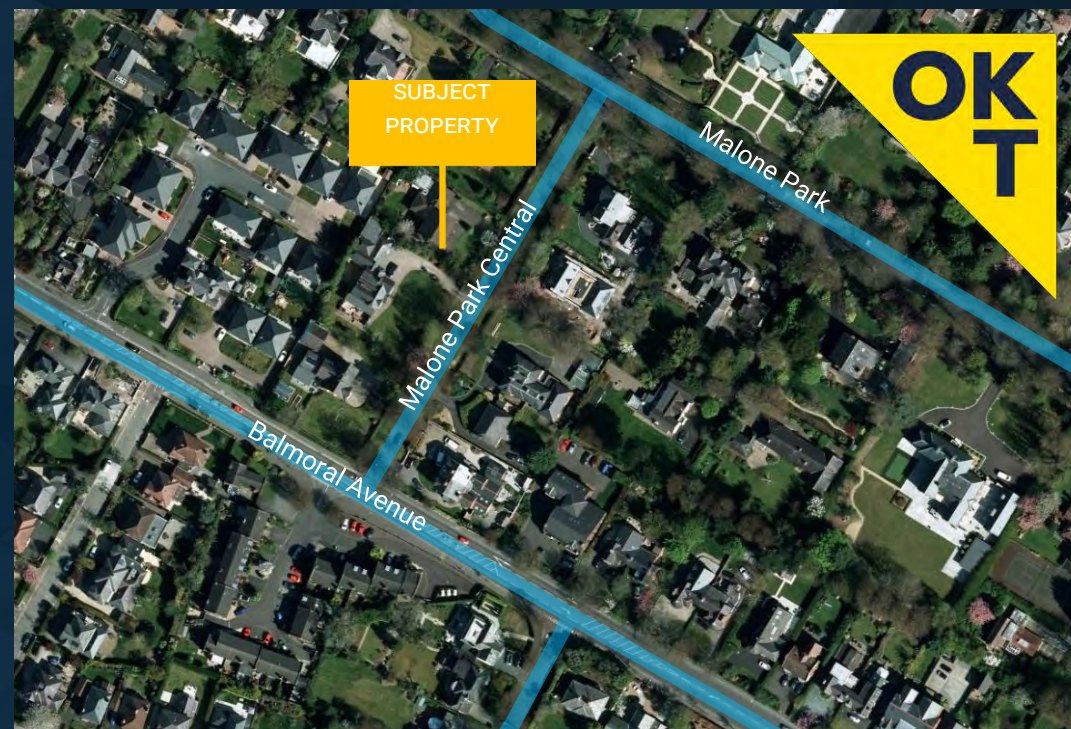
The subject comprises a detached four bedroom house with garage and annex. On the ground floor there is a lounge, dining room, living room, utility room and WC. The kitchen is semi-open to the living room and has modern units with a large central island. The lounge and living room both have French doors leading to the garden. The ground floor annex has internal access and comprises bedroom with ensuite.

On the first floor there is a family bathroom and three further bedrooms, with the largest benefiting from ensuite and dressing room.

# LEASE DETAILS

RENT: £3,500 per month  
TERM: Initial 1 year rental agreement

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.



# ACCOMMODATION

**DESCRIPTION** **AREA (SQ M)** **AREA (SQ FT)**

## GROUND FLOOR

Lounge	c. 41 sq m	441 sq ft
Dining Room	c. 19 sq m	205 sq ft
Living Room	c. 44 sq m	474 sq ft
Kitchen	c. 20 sq m	215 sq ft
Utility	c. 8 sq m	86 sq ft
WC	c. 4 sq m	43 sq ft
Bedroom 1	c. 23 sq m	248 sq ft
Ensuite 1	c. 5 sq m	54 sq ft
<b>GROUND FLOOR TOTAL</b>	<b>c. 164 sq m</b>	<b>1,765 sq ft</b>

## FIRST FLOOR

Bedroom 2	c. 17 sq m	183 sq ft
Dressing Room	c. 4 sq m	43 sq ft
Ensuite 2	c. 4 sq m	43 sq ft
Bedroom 3	c. 19 sq m	205 sq ft
Bedroom 4	c. 15 sq m	161 sq ft
Bathroom	c. 14 sq m	151 sq ft
<b>FIRST FLOOR TOTAL</b>	<b>c. 69 sq m</b>	<b>7463 sq ft</b>

Garage	c. 19 sq m	205 sq ft
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**TOTAL ACCOMMODATION** **c. 252 sq m** **2,702 sq ft**



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# VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

# EPC CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57   D
39-54	E	44   E	
21-38	F		
1-20	G		

## 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/uksi/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.

REF: 9045



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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## O'CONNOR KENNEDY TURTLE

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