



# APT 210 COLLEGE CT CENTRAL



## 56 King Street Belfast BT1 6BF

- 2 x Bedroom (1 x En-Suite) City Centre Apartment
- Open Plan Living / Dining / Kitchen
- Secure Communal Entrance with Lift Access
- Gas Central Heating System Updated in 2022



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		



Offers over

# £139,950

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Tel: 028 44 33 0008

## ACCOMMODATION

(All measurements are approximate)

This 2 x Bedroom (1 x En-Suite) well presented modern city centre apartment is conveniently located to all local amenities.

### Entrance Hall:

Security door leading into carpeted hallway

### Utility Room:

Recently installed Gas Boiler, plumbed for washing machine

### Open Plan Living / Dining:

19'7" x 10'10" (5.97m x 3.31m)

Open-plan Living / Dining Area, neutral carpet, Glazed doors with Juliette balcony, 2 x radiators, door-entry handset, Built-in cupboard with gas meter

### Open Plan Kitchen:

8'5" x 6'8" (2.56m x 2.04m)

High & low level kitchen units with laminated worktop, stainless steel sink, gas hob, electric oven, under-counter fridge, part-tiled walls, recessed spot lights

### Bedroom 1:

12'8" x 7'4" (3.86m x 2.23m)

Double Bedroom with Neutral carpet, radiator

### En-Suite:

Corner shower cubicle with power shower, pedestal W.H.B, W.C, vinyl flooring, radiator, extractor

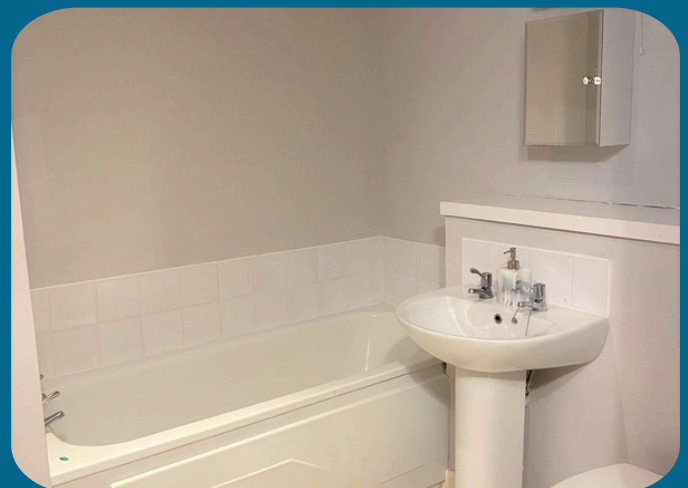
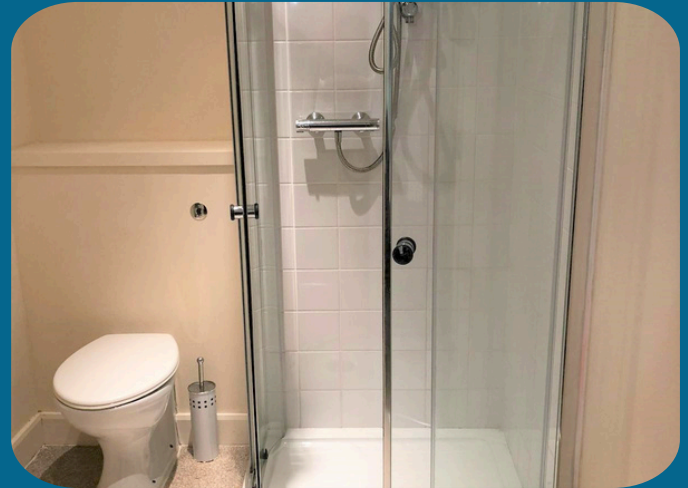
### Bedroom 2:

8'10" x 8'4" (2.70m x 2.54m)

Neutral carpet, radiator

### Bathroom:

Panel bath, pedestal W.H.B, W.C, radiator, recessed spot lighting, tiled splashback



Rates payable for rating year 2024/25 = £682.35

Annual Management / Buildings Insurance / Service Fees = £2,079.00

If you are considering the sale of your own property, we would be pleased to provide you with a valuation. We are in a position to introduce you to a Financial Adviser in respect of arranging a mortgage, please ask for details. All measurements are approximate and are for general guidance only. Any fixtures, fittings, services heating systems, appliances or installations referred to in these particulars have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included in the property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither do Mournemoves nor does any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

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