

For Sale

Asking Price: £435,000

SimonBrien



37 Cromwell Road,
Belfast, BT7 1JX

simonbrien.com

Description

Located in the popular Botanic area of Belfast, the property is well placed to local amenities, and is within comfortable walking distance of Belfast City Centre and Queens University.

The subject property consists of a studio apartment and a one-bedroom apartment on the ground floor. A six-bedroom with benefit of a HMO licence is situated on the first and second level. All three units are fully let with a projected annual income of £38,640 per annum.

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

Accommodation

Apartment 1A

Let until 23rd January 2025
Rental income of £6,240 per annum
(Electric heating only) Storage heater

Studio

15'1" x 13'9" (4.6m x 4.2m):
Washing machine, partially tiled electric hob/oven with extractor fan

Bathroom

Toilet, basin, shower, tiled floor

Apartment 1

Let until 8th November 2024
Rental income of £8,400 per annum
(Electric heating)
Laminate flooring throughout

Bathroom

Toilet, basin, shower, tiled floor

Living Room

11'2" x 10'4" (3.4m x 3.15m):

Kitchen

11'3" x 7'4" (3.43m x 2.24m):
Door leading to courtyard, electric oven, stainless steel sink

Bedroom 1

11'6" x 9'2" (3.5m x 2.8m):



Special Features

- Three Units with a total letted income of £39,060 per annum
- Fully let
- Units consist of studio apartment, 1-bedroom apartment and a 6-bedroom HMO
- Double and single glazed windows
- Viewing By Private Appointment

*Photos are of Apartment 2 Only

Apartment 2

Projected rental income of £24,000 per annum
(Gas fired central heating)

Bathroom(Floor 1)

Electric shower, sink

Kitchen/Dining (Floor 1)

12'3" x 11'9" (3.73m x 3.58m):
Dishwasher, washing machine, part tiled, integrated microwave, oven and hob, fridge freezer

Bedroom 1 (Floor 2)

14'11" x 12'8" (4.55m x 3.86m):

Living Room

20' 0" x 15' 9" (6.1m x 4.81m)

Bedroom 2 (Floor 2)

10'6" x 7'7" (3.2m x 2.3m):

Bedroom 3 (Floor 3)

12'1" x 11'8" (3.68m x 3.56m):

Bedroom 4 (Floor 4)

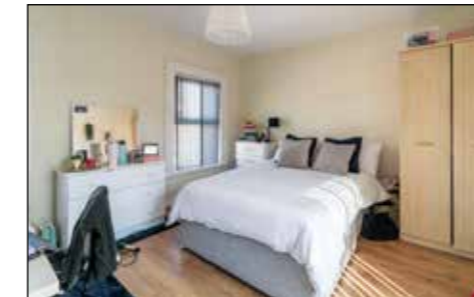
14' x 12'5" (4.27m x 3.78m):

Bedroom 5 (Floor 4)

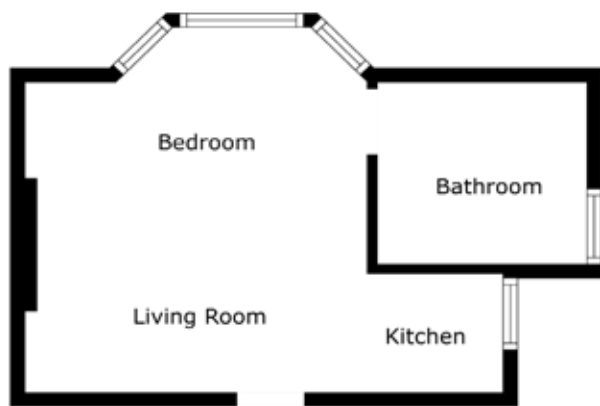
12'8" x 10'5" (3.86m x 3.18m):

Bedroom 6 (Floor 4)

12'10" x 10'5" (3.9m x 3.18m):



FLAT 1A



Proposed for the Development Project Only And is Not to Scale

FLAT 1



FLAT 2



Floor 2



Floor 3



Floor 1



Floor 4

VALUER

Thomas O'Doherty MRICS

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NEGOTIATOR

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

Crawford Mulholland

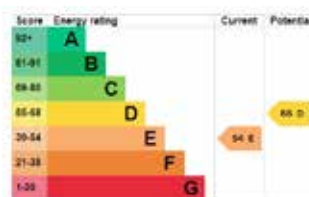
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