

OK
T

TO LET

**35 Maryville Avenue
Belfast, BT9 7HE**

Well presented, Fully Furnished
2-bed Terraced Property

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LOCATION

The subject property is ideally situated on Maryville Avenue, just off the Lisburn Road and in close proximity to a number of restaurants, cafes, bars and supermarkets.

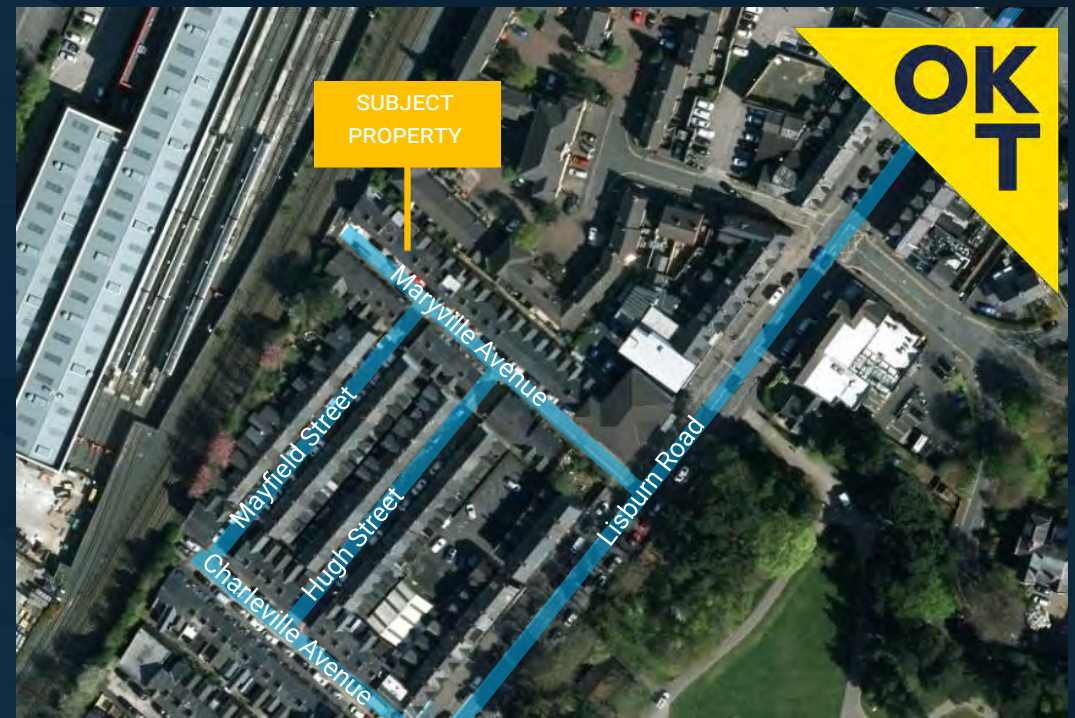
The property is well serviced by local transport links, being located c. 2 miles from the City Centre and 0.4 miles from Adelaide Street Train Station.

PROPERTY FEATURES

- The subject comprises a well presented fully furnished 2-bedroom mid-terraced property
- Refurbished to a high standard throughout
- Bright open plan living / dining area
- Modern kitchen with high and low-level cabinets, electric oven and hob, washing machine and tumble dryer.
- Two double bedrooms with carpeted floors
- Modern bathroom with three-piece suite
- Gas heating and uPVC double glazing throughout
- Enclosed rear yard

ACCOMMODATION

DESCRIPTION	AREA (FT)	AREA (M)
GROUND FLOOR		
Living / Dining Room	6.1m x 4.1m	20ft x 13.5ft
Kitchen	2.9m x 2.8m	9.51ft x 9.19 ft
FIRST FLOOR		
Bedroom 1	4.2m x 2.9m	13.8ft x 9.51 ft
Bedroom 2	3m x 2.7m	9.8ft x 8.86 ft
Bathroom	-	-





35 Maryville Avenue, Belfast



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.

File Ref: 10049



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: £1,100 per month
- TERM: Negotiable
- RATES: Included in rent
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT
- AVAILABILITY: Available immediately

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		70 C
55-68	D	60 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.