

**46 AGINCOURT AVENUE,
BELFAST,
BT7 1QBG**



- Three Self-Contained Apartments Fully Let
- Investment Property Producing Annual Rental Income of £36,000
- Gas Fired Central Heating and Double Glazed Windows
- Two Three Bedroom Units and a Single Two Bedroom Unit
- Integral Bin Store To Rear Of The Building

Offers Around £375,000

GOC Estate Agents are delighted to present this superb investment opportunity in the Holylands University Area. This investment property is ideally situated within walking distance of transport links, shops, social amenities and Queens University.

The building comprises three self contained units accessed via a communal entrance off the Agincourt Avenue. The ground floor contains a two bedroom apartment with open-plan kitchen lounge and bathroom. The first floor consists of a three bedroom HMO apartment with open-plan kitchen lounge and bathroom. On the second floor a third apartment containing three bedrooms, fully HMO licensed. This impressive building is let for the current academic year producing a rental income of £36,0000.

Early viewing is highly recommended as the location and performance of this investment property will be of wide appeal.

Ground Floor

COMMUNAL HALL

APARTMENT A

LIVING ROOM/ KITCHEN 17' 7" x 10' 4" (5.36m x 3.15m)

Full range of high and low level units, recess for cooker with extractor hood over, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, gas boiler

BEDROOM (1): 10' 2" x 8' 3" (3.1m x 2.51m)

Laminate flooring.

BEDROOM (2): 9' 2" x 9' 9" (2.79m x 2.97m)

Laminate flooring.

SHOWER ROOM:

Enclosed shower cubicle, pedestal wash hand basin, low flush W/C.

First Floor

APARTMENT B

LIVING ROOM/ KITCHEN 15' 1" x 11' 7" (4.6m x 3.53m)

Full range of high and low level units, cooker with ceramic hob, extractor hood over, stainless steel single drainer sink unit, splashback tiling gas boiler, laminate flooring.



BEDROOM (1): 11' 0" x 7' 6" (3.35m x 2.29m)

Laminate flooring.

BEDROOM (2): 12' 0" x 7' 3" (3.66m x 2.21m)

Laminate flooring.

BEDROOM (3): 11' 1" x 7' 10" (3.38m x 2.39m)

Laminate flooring.

SHOWER ROOM:

Enclosed shower cubicle, pedestal wash hand basin, low flush W/C.

Second Floor

APARTMENT C

LIVING ROOM/ KITCHEN 18' 0" x 11' 09" (5.49m x 3.58m)

Full range of high and low level units, recess for cooker with extractor hood over, stainless steel single drainer sink unit with mixer taps, gas boiler, laminate flooring.



BEDROOM (1): 12' 05" x 10' 06" (3.78m x 3.2m)

Carpeted flooring.

BEDROOM (2): 13' 04" x 5' 04" (4.06m x 1.63m)

Carpeted flooring.

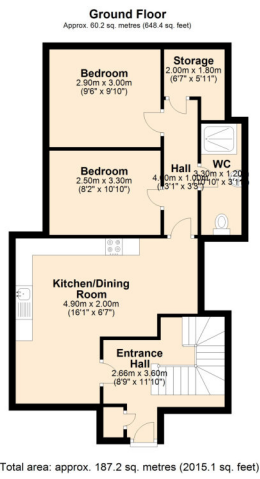
BEDROOM (3): 13' 06" x 7' 0" (4.11m x 2.13m)

Carpeted flooring, velux window.

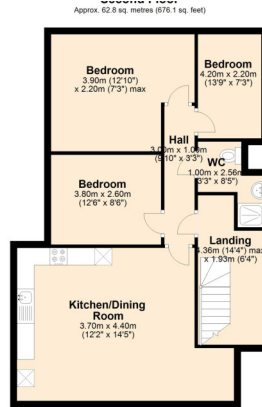
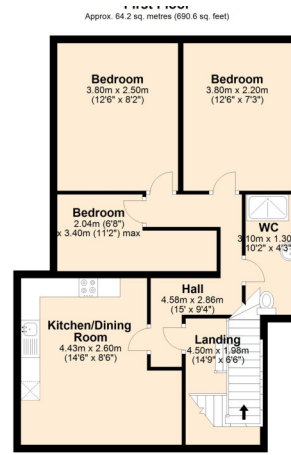
SHOWER ROOM:

Enclosed shower cubicle, pedestal wash hand basin, low flush WC





Total area: approx. 187.2 sq. metres (2015.1 sq. feet)



BIN STORE 11' 09" x 4' 09" (3.58m x 1.45m)

Concrete flooring, strip fluorescent lighting.

LOCATION

Turn off the Ormeau Road on to Agincourt Avenue and the property is on your left.

OTHER INFO

RATES: c.£2456/per annum

