



APT 702, COLLEGE COURT CENTRAL 52 KING STREET, CITY CENTRE, BELFAST, BT1 6BZ

This is a fantastic opportunity to purchase this city centre apartment, superbly placed with tremendous doorstep convenience to all the shops, services, and eateries the city centre offers, along with Belfast Metropolitan College, excellent transport links, and arterial routes to include the wider motorway network on its doorstep.

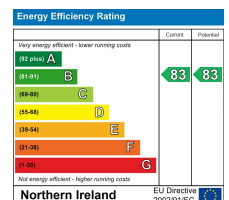
Offered for sale chain-free, this superb apartment that offers secure living is a star buy, and the accommodation is briefly outlined below.

There are two bedrooms: the principal bedroom with a private en-suite shower room and a bright and airy living room with some beautiful, elevated views, which is open plan to a fitted kitchen and dining area.

In addition, a white bathroom suite with spotlights and PVC double glazing, together with gas central heating and a higher than average energy rating (EPC B-83) further complement this centrally located home.

Europa Buscentre and Great Victoria Street rail stations, soon to be replaced by the new multi-million-pound Belfast Transport Hub providing the main gateway to Belfast with rail, bus, and coach connections, as well as all Belfast hospitals, are easily accessible, and we have no hesitation in recommending an early viewing to avoid disappointment.

A service charge of approximately £1,336.00 per annum is payable at present, as is a building insurance payment of approximately £300.00. We recommend that the purchaser and their solicitor confirm the service charge amount and inclusions. The management company is Brackenwood Property Management (02893324178).



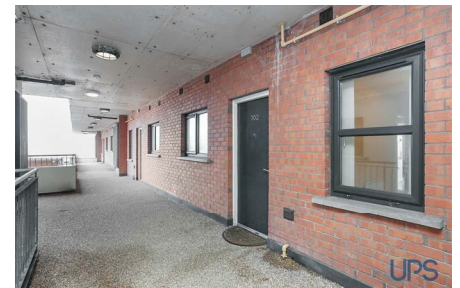
OFFERS OVER £124,950

APT 702, COLLEGE COURT CENTRAL 52 KING STREET, CITY CENTRE, BELFAST BT1 6R7

Key Features

- City centre apartment offered for sale chain-free and enjoys tremendous doorstep convenience to all the shops, services and restaurants the city centre has to offer.
- Two bedrooms, principal bedroom with private en-suite shower room.
- White bathroom suite with spotlights.
- Access to a courtyard and the complex has a lift service.
- Easy to manage living within this secure development that is in great demand.
- Excellent transport links nearby along with the wider motorway network and arterial routes.
- Bright and airy living room with elevated views open plan to kitchen / dining space.
- Gas central heating / Pvc double glazing / Higher-than-average energy rating (EPC B-83)
- Close to Belfast Met, and all of Belfast's hospitals as well as leisure facilities and so much more.
- Viewing strongly recommended.





GROUND FLOOR

Apartment entrance to;

SPACIOUS ENTRANCE HALL

Utility cupboard, plumbed for washing machine, gas boiler.

LIVING ROOM

18'8 x 15'7

Laminated wood effect floor, elevated views, open plan to;

KITCHEN / DINING AREA

Range of high and low level units, spotlights, single drainer stainless steel sink unit, built-in hob, underoven, extractor fan.

BEDROOM 1

12'8 x 7'5

Laminated wood effect floor.

ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, low flush w.c, pedestal wash hand basin, extractor fan, chrome effect sanitary ware, partially tiled walls, spotlights.

BEDROOM 2

14'5 x 6'6

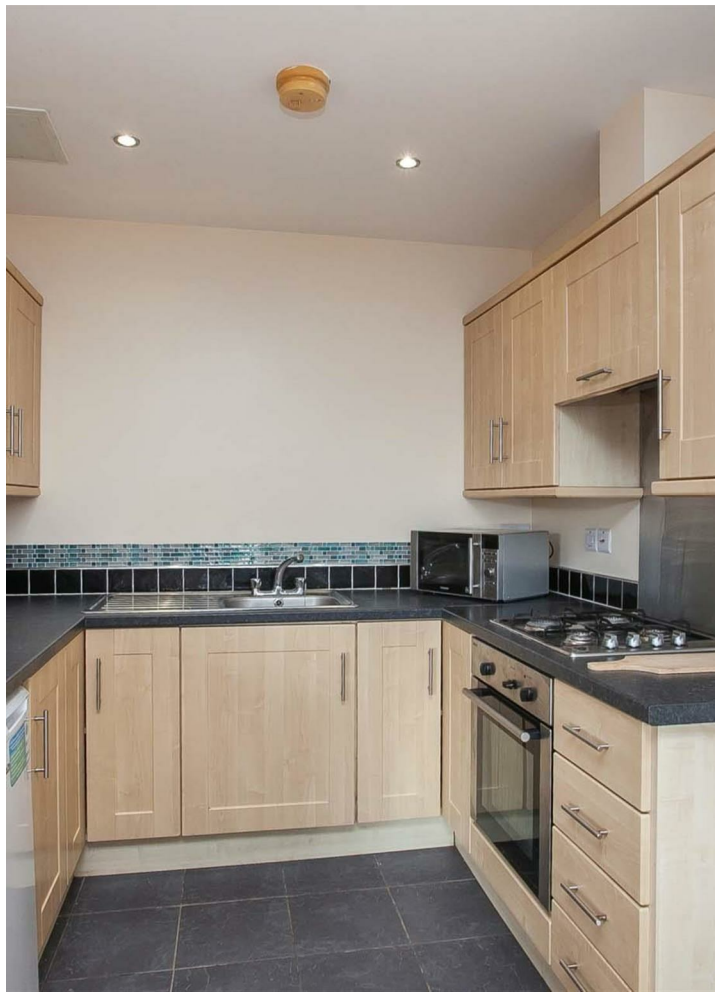
Laminated wood effect floor.

WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, pedestal wash hand basin, chrome effect sanitary ware, partially tiled walls, spotlights, extractor fan.

**APT 702, COLLEGE COURT CENTRAL 52 KING STREET, CITY CENTRE,
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Questions you may have.

**Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17965495

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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