

**95 UNIVERSITY AVENUE,
QUEENS QUARTER,
BELFAST,
BT7 1GX**



- ❑ **Two Self-Contained Apartments, One Two Bedroom Apartment and One Four Bedroom HMO Apartment**
- ❑ **Fully Let at £28,560 per annum**
- ❑ **Fantastic Presentation Throughout**
- ❑ **Secure Yard to Rear**
- ❑ **Gas Fired Central Heating With Separate Boilers and Double Glazed Windows**
- ❑ **Superb Student Location Within Walking Distance of Queens University**

Offers Over : £349,950

A rare opportunity to obtain a fantastic investment property on University Avenue. University Avenue is a widely popular location with students owing to its proximity to Queens University. Fully let until 2026, the building currently produces a rental income of £28,560 per annum.

Comprising a two bedroom apartment on the ground floor with open-plan living kitchen space, shower room with three piece suite and two double bedrooms. Upstairs, a four bedroom HMO apartment arranged over the first and second floor. Containing four double bedrooms, a lounge, fully equipped kitchen and two spacious shower rooms with three piece suites.

Early viewing is highly recommended.

Ground Floor

ENTRANCE HALL:

Accessed via main door, electricity boxes.

APARTMENT ONE

Ground Floor

OPEN-PLAN KITCHEN LOUNGE 16' 06" x 10' 02" (5.03m x 3.1m)

Open plan kitchen and living space with fire escape access to rear. Range of high and low level units with laminate work-surfaces, stainless steel sink and drainer, oven with ceramic hob and free-standing fridge.

BEDROOM (1): 9' 0" x 8' 0" (2.74m x 2.44m)

Carpeted flooring and built-in storage.

BEDROOM (2): 10' 08" x 10' 06" (3.25m x 3.2m)

Bay window. Carpeted flooring.

SHOWER ROOM:

Three piece suite with corner Redring electric shower with sliding door, wash hand basin, low flush W/C and extractor fan. Tiled flooring.



APARTMENT TWO

First Floor

LOUNGE: 15' 10" x 10' 06" (4.83m x 3.2m)

Laminate flooring, access to fire escape.

KITCHEN 10' 3" x 7' 6" (3.12m x 2.29m)

Range of high and level units, laminate work-surfaces, stainless steel sink and drainer, oven with ceramic hob, extractor fan, integrated fridge/freezer and linoleum flooring.

BEDROOM (1): 9' 05" x 7' 05" (2.87m x 2.26m)

Carpeted, built-in storage.

BEDROOM (2): 10' 10" x 7' 04" (3.3m x 2.24m)

Carpeted flooring.

Second Floor

BEDROOM (3): 9' 0" x 8' 04" (2.74m x 2.54m)

Carpeted flooring.

BEDROOM (4): 15' 02" x 10' 04" (4.62m x 3.15m)

Carpeted flooring.

SHOWER ROOM:

Three piece suite with corner shower with sliding door, wash hand basin, low flush W/C and extractor fan.



Outside

Concreted secure yard to rear. Accessed via fire escape.

LOCATION

Turning off Ormeau Road on to University Avenue and the property is circa 300 metres on your left.

Rates: Apartment One £719.48/per annum
Apartment Two £959.30/per annum

Viewings by appointment.

