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)

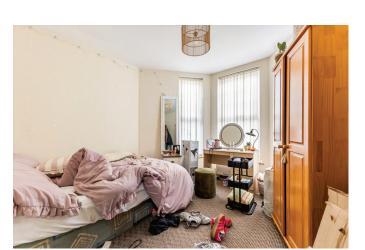
Carpeted flooring and built-in storage.

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 worksurfaces, 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:** 

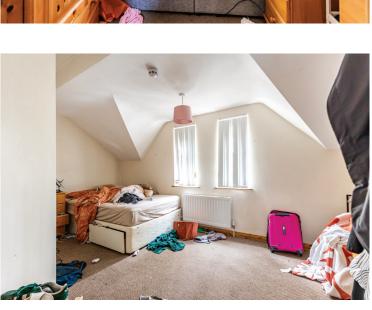
Three piece suite with corner shower with sliding door, wash hand basin, low flush W/C and

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.

