

## Outside

One allocated parking space.

Management company

Hampton Estates

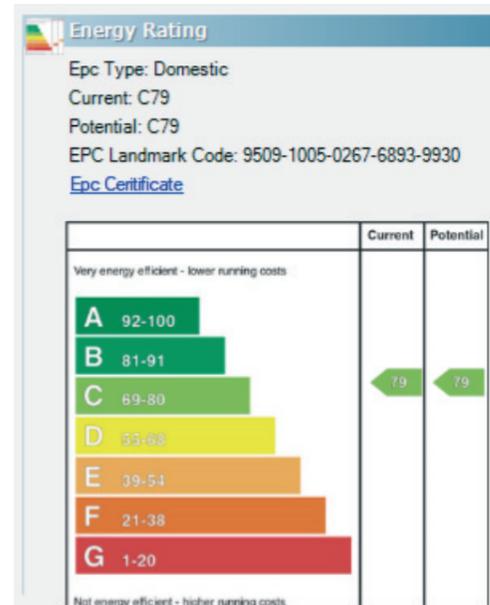
Service Charge

£150 per quarter

Ground rent - £25 per quarter

TEMPLETON  
ROBINSON

TEMPLETON  
ROBINSON



A fantastic first floor apartment in a prime location close to Queen's University and in close proximity to Belfast City Centre. Well presented throughout, the accommodation comprises a good sized living room with open aspect to a modern fitted kitchen, two well-proportioned bedrooms and a shower room with white suite. Additional features include gas central heating, double glazing throughout and secure allocated car parking. Perfectly proportioned for an investor seeking accommodation close to the University, or for a young professional seeking a base within easy reach of the City Centre. We can highly recommend that an internal inspection is essential for prospective purchasers.

Offers Over  
**£139,950**

Apt 18 Fitzwilliam  
Square,  
Belfast,  
BT7 1JH

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Apt 18 Fitzwilliam Square,  
Belfast,  
BT7 1JH

## Property Features

- Spacious first floor apartment in a prime location just off the Ormeau Road, within close proximity to Queens University and Belfast City Centre
- Bright living room with Juliette balcony, open plan to a modern fitted kitchen
- Two double bedrooms
- Contemporary shower room with white suite
- Gas central heating/ Double glazed windows
- Intercom system/ Gated allocated car parking space
- Excellent investment or first-time buyer opportunity
- Early viewing highly recommended

## Location:

Ormeau Road heading into town over the Ormeau Bridge, take second road on the left hand side into Rugby Avenue, then next on left.

## Property Comprises

Entrance Level

Exterior fixed staircase to...

### First Floor

HALLWAY: Composite door, solid wood flooring. Under stairs storage.

LIVING ROOM: 18' 9" x 13' 10" (5.72m x 4.22m) Solid wood flooring with dining area, recessed lighting.

KITCHEN: 11' 7" x 5' 6" (3.53m x 1.68m) Range of high and low level units, built-in oven, gas hob and extractor fan, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled flooring, part tiled walls, formica work surfaces.

BEDROOM (1): 15' 2" x 9' 0" (4.62m x 2.74m) Solid wood flooring.

BEDROOM (2): Solid wood flooring.

SHOWER ROOM: Low flush wc, wash hand basin, walk-in fully tiled corner shower unit, extractor fan.

