McMillan McClure Estate Agents
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Apartment 9, 29 College Square North, Belfast

Starting Bid: £149,950.00







For sale by McMillan McClure Estate Agents via the iamsold Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Apartment 9, 29, College Square North Belfast, BT1 6AS
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3 bed(s)
2 bath(s)
1 reception(s)

Tenure: Leasehold
Type: Apartment - Duplex
Council Tax Band: Northern Ireland
Lease: 999 years remaining
EPC Current: 81 B | Potential: 82 B

Key Points:

 Duplex apartment in a central & convenient location
 3 Bedrooms (one with ensuite)
 Open plan living room/Kitchen
 White bathroom suite
 Master bedroom with ensuite shower room
 Gas fired central heating & uPVC double glazing
 Secure entrance with lift access
 Garaged parking with allocated space
 City Centre location
 Early viewing is advised

We are happy to offer to the market this well-presented, duplex apartment in a desirable and highly convenient location in Belfast City Centre.

The property comprises a spacious open-plan living/kitchen space, three piece bathroom suite, three well-proportioned bedrooms (master with ensuite shower-room) and ample storage space.

The property benefits from a secure residents entrance with lift access and garaged parking with an allocated space. Additional benefits include gas fired central heating and uPVC double glazing. This apartment is sure to suit a wide range of purchasers from first-time buyers hoping to secure a property close to all local amenities and leisure hubs, to investors seeking a property in an area with strong
appetite for lettings. Early viewing is strongly advised.

Full description
 Communal Hall
Lift access
 Entrance Hall
Laminate wood flooring, intercom telephone, built in storage cupboards, understairs storage cupboard
 Lounge 6.6m (at max) x 4.5m (at max) (21'8 (at max) x 14'9 (at max))
Laminate wood flooring. Fitted kitchen with range of high and low level units, contrasting round edge worksurfaces, single basin stainless steel sink unit with mixer tap and drainer, space for oven, space for fridge freezer, space for washing machine, space for dishwasher, concealed lighting, extractor canopy, laminate wood flooring, part wall tiling
 First Floor
 Landing
Shelved storage cupboard, storage cupboard with gas boiler housing
 Bedroom (1) 4.62m (at max) x 2.79m (at max) (15'2 (at max) x 9'2 (at max))
 Ensuite
White 3 piece shower room with comprising pedestal wash hand basin, push button W/C, tiled shower enclosure with thermostatic controlled shower unit, extractor fan
 Bedroom (2) 3.63m x 2.51m (11'11 x 8'3)
Views of Black Mountain & Cavehill
 Bedroom (3) 3.61m x 2.74m (11'10 x 9'0)
 Bathroom
White 3 piece suite comprising pedestal wash hand basin, panelled bath with electric

shower unit and mixer tap, push button W/C, extractor fan, shaver point, part wall tiling
 Outside
Secure residents access Allocated parking space

To view or make a bid contact McMillan McClure Estate Agents or iamsold, www.iamsoldNI.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.