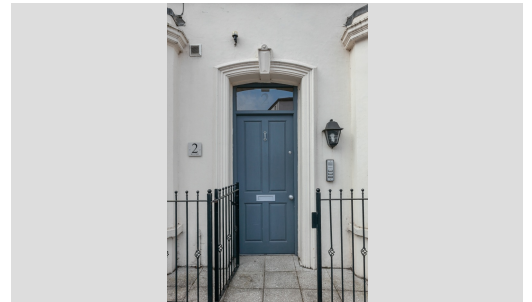


Fetherstons
485 Lisburn Road
BELFAST
BT9 7EZ
t: 028 9066 1111
email: info@fetherstons.com

Flat C 2 Surrey Street, Belfast

Starting Bid: £129,950.00



For sale by Fetherstons 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.

This superbly presented apartment is located just off Lisburn Road close to local amenities and Adelaide train station. The building accommodates only 3 apartments in total and was recently constructed.

Internally the accommodation comprises of an entrance hall, open plan living/kitchen/dining area with modern fitted kitchen, generous sized bedroom and stylish modern bathroom. The property boasts the highest specifications and ready to move in appeal. The stylish presentation of the apartment will also appeal with the whole apartment feeling "as new".

Located in this sought after area, the property is highly convenient to Queens University, local hospitals and within easy reach of Belfast city centre. The property will suit the commuting needs of any purchaser with easy access by bus, train, motorway and arterial routes. Prospective buyers will enjoy all the shops, cafes, coffee shops, bars and restaurants that the Lisburn Road has to offer.

Early viewing is recommended to appreciate this stunning apartment and enviable location.

Additional Information

Superbly Presented Modern One Bedroom Apartment

One Generous Double Bedroom - Currently Accommodating a Super King Bed

Open Plan Living / Kitchen / Dining Area

Modern Fitted Kitchen With Integrated Appliances

Stylish Shower Room With Contemporary Suite

Gas Fired Central Heating

Double Glazed Windows

High Standard Of Décor Throughout

Popular Location Close To Transport Links And Train Station

Energy Rating 80C

COMMUNAL ENTRANCE LOBBY Stairs to 2nd floor...

2ND FLOOR LANDING Hardwood entrance door leading to...

ENTRANCE HALL Gas fired boiler, access to roof space storage, door entry intercom.

OPEN PLAN LIVING/KITCHEN/DINING AREA 20' 4" x 16' 5" (6.2m x 5m) @ widest points
Fitted kitchen with range of fitted low level units and marble effect worksurfaces, integrated oven, integrated hob, stainless steel and glass extractor canopy, integrated washer dryer, integrated dishwasher, single drainer stainless steel sink unit with mixer taps, tiled splashback, integrated fridge, recessed lighting, laminate wood strip flooring.

BEDROOM 12' 2" x 11' 0" (3.71m x 3.35m) @ widest points Velux skylight.

SHOWER ROOM Stylish suite comprising of an enclosed shower cubicle with drencher head and hand shower, vanity wash hand basin with mixer taps, low flush wc with concealed cistern, built in recessed bathroom cabinet with mirrored doors and light, upright towel radiator, tiled floor.

TO VIEW OR MAKE A BID Contact Fetherstons 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 firm's 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.

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2ND FLOOR LANDING

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ENTRANCE HALL

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