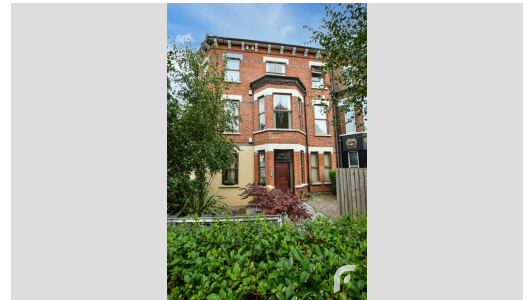


**Forsythe Residential**  
**642 Antrim Road**  
**Belfast**  
**BT15 5GP**  
**t: 028 9099 4444**  
**email: info@forsythegroup.co.uk**

## **Apt 3 The Jubilee Project, 389-391 Antrim Road, Belfast**

**Starting Bid: £104,950.00**



For sale by Forsythe Residential 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](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present to market, this easily maintained first-floor apartment in The Jubilee Project building (389-391 Antrim Road) near the Waterworks area of North Belfast.

This apartment enjoys a great range of amenities within walking distance including local shops, parks, supermarkets and schools.

The apartment is accessible via a communal entrance door, followed by a flight of stairs up to the private entrance door. Internally it comprises of hallway with storage cupboard, open plan living/dining room with kitchen, two well proportioned bedrooms, and a modern bathroom suite. Further benefits include Gas fired central heating and on-street parking in the surrounding residential streets.

This dwelling would best suit a first-time buyer or investor.

## Highlights

Chain-free property!

First floor apartment near the Waterworks in North Belfast

Two well proportioned bedrooms

Open plan living/dining and kitchen area

Modern bathroom suite

Useful storage cupboard in hallway

Excellent location on public bus route to Belfast City Centre

Most suitable for first-time buyer or investor

Energy Rating C69 / C70

Size 48.4 sq m (521.2 sq ft)

Rates £636.86 pa

## Hallway

7`4` x 3`4` & 11`5` x 3`4`

feature fireplace.

## Storage

2`7` x 3`4`

## Living/Dining/Kitchen

15`10` x 23`8`

bright and spacious with modern fitted kitchen, good range of high and low-level units.

## Bedroom 1

10`4` x 7`7`

## Bedroom 2

6`10` x 9`6`

## Bathroom

5`5` x 8`1`

modern three piece white suite with shower over bath, tiled flooring.

TO VIEW OR MAKE A BID Contact Forsythe Residential or iamsold, [www.iamsoldni.com](http://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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Storage

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