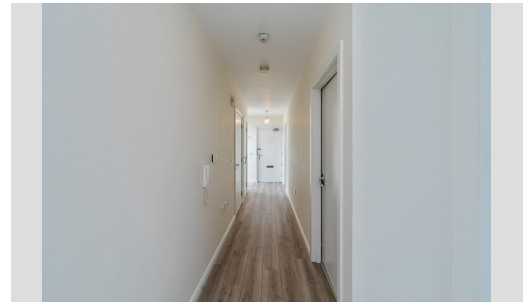


**CPS Property
City Property Services
164 Lisburn Road
BELFAST
BT9 6AL
t: 028 9095 8888
email: eoin@cps-property.com**

Apartment 17, 29 College Square North, Belfast

Starting Bid: £199,950.00



For sale by CPS Property 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.

We are delighted to bring to the market this penthouse apartment situated in College Gate Apartments on College Square. This tasteful three-bedroom apartment is modernised throughout with views of Belfast City Centre. This property is in the heart of Belfast City Centre with access to many transport links and all the local amenities Belfast offers.

The accommodation comprises of a spacious entrance hall leading to a bright open-plan kitchen/living area with double doors to a balcony, 3 well-proportioned bedrooms, master boasting en-suite plus a walk-in wardrobe and a stylish main bathroom.

Features:

Open Plan Kitchen/Living Area
Modern Kitchen

Balcony from Living Room
Three Well-Proportioned Bedrooms
Master Bedroom with Ensuite & Dressing Room Stylish Main Bathroom
Belfast City Centre Views & Location
Secure Car Parking Space
Gas Central Heating

Accommodation :
Entrance Hall-
Laminate wooden flooring throughout with two large storage cupboards.

Living Room- 4.79m x 5.92m
Open plan through to kitchen, double doors opening to Juliet balcony with views across the Belfast City Centre. Ample space with laminate wooden flooring.

Kitchen-4.35m x 3.07m
Sleek, modern kitchen with tiled flooring, flooded with natural light. Range of high and low units with integrated appliances including 4 ring gas hob and extractor fan.

Master Bedroom- 7.41m x 3.85m
Generous, bright double bedroom. Laminate wooden flooring throughout with walk-in wardrobe space and ensuite.
Ensuite-1.58m x 2.33m
Three-piece white suite including toilet, wash hand basin and shower. Modern finishes with tiled floors, shower and splash back.

Bedroom 2- 5.39m x 2.97m
Spacious double bedroom, built-in wardrobe space with tasteful laminate wooden floor and views over city centre.

Bedroom 3- 3.09m x 1.94m
Bright double bedroom with built-in wardrobe space. Tasteful wooden laminate flooring and views over city centre.

Floor Area: 54sq.m
EPC: B

To view or make a bid contact CPS Property 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.