

Nicholas Residential
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Apt 41 The Gallery, 71 Dublin Road, Belfast

Starting Bid: £124,950.00



For sale by Nicholas 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

This is a fantastic opportunity to purchase a chain free apartment ideally located on the Dublin Road in Belfast City Centre. The location is ideal for those wanting easy access to a wide range of social and recreational amenities close by including shops, bars and restaurants.

Located on the 6th floor, the apartment comprises of a welcoming entrance hall with storage cupboard, an open plan kitchen/living/dining area with built in appliances and stunning views over Belfast, one double bedroom with built in slide robes and a modern white three piece bathroom suite.

Further benefits include gas fired central heating, uPVC double glazing, lift access & bicycle storage room.

Please note the property is suitable for cash buyers only as there is no building warranty in

place - there is a high contingency fund in place instead.

Rates £818.82 per year - CSM Management Company - £1850 per year approx - Ground rent £125 per year approx.

Features

Chain free 6th floor apartment in Belfast City Centre

Cash buyers only - no building warranty - high contingency fund in place

Open plan living/kitchen/dining area

Fitted kitchen with built in appliances

One double bedroom with built in slide robes

Modern three piece bathroom suite

Gas fired central heating & UPVC double glazed throughout

Lift access, bicycle storage room, intercom system

Rates £818.82 per year - CSM Management Company - £1850 per year approx

Stunning views over Belfast and beyond

Energy Rating: B82/B82

Tenure: Leasehold

Rates: £818

Service Charge: £1850

Communal Entrance

Lift & stair access, post room.

Entrance Hall

With storage cupboard

Bathroom

2.13m x 1.85m (7 x 6'1)

Bedroom

3.18m x 2.06m (10'5 x 6'9)

With built in slide robes

Kitchen/living/dining

5.31m x 3.23m (17'5 x 10'7)

TO VIEW OR MAKE A BID Contact Nicholas Residential 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.