

RODGERS & BROWNE

28 Queens Square, Custom House Square
Belfast, BT1 3FG



offers around £179,950



The Agent's Perspective...

This 6th-floor one-bedroom apartment nestled in the heart of Belfast, offers not only stunning views over the iconic Custom House Square but also an excellent investment opportunity.

This contemporary property comes with the added advantage of a sitting tenant, ensuring immediate returns on your investment, with the assurance of a tenancy until February 2025.

With the additional benefits of a spacious living and dining area, gas heating, and a secure car parking space we recommend an early viewing to avoid disappointment.



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Investors only the aptment is being being sold with a sitting tenant

Currently rented out for £850 a month until February 2025

Sixth floor apartment with views over Custom House Square, Queens Bridge and The River Lagan

Spacious living and dining area with balcony doors

Fitted kitchen with integrated appliances

One large double bedroom with fitted wardrobes

White bathroom suite

Gas central heating

Secure private parking for one car

Central Belfast location close to bus and rail networks



Living area



Living/dining area



Bedroom



Bathroom



The property comprises...

Ground Floor

Communal entrance hall with lift and stairs to:

Sixth Floor

Front door to:

HALLWAY

Wooden floor, two storage cupboards, intercom.

LIVING/DINING

14' 9" x 18' 1" (into recess) (4.5m x 5.51m)

Wooden floor, dual aspect and corner balcony. Views over Custom House Square and Laganside. Open plan to:

KITCHEN

13' 1" x 8' 7" (3.99m x 2.62m)

Extensive range of high and low level gloss units and wood effect laminate worktops, integrated electric stainless steel oven and four ring gas hob with concealed extractor above, single drainer stainless steel sink unit with mixer tap, space for fridge freezer, integrated washer dryer.

BATHROOM

Three piece suite, comprising panelled bath with thermostatically controlled shower with mixer tap, pedestal wash hand basin, low flush wc, tiled floor, part tiled walls, extractor fan.

BEDROOM (1)

14' 1" (at widest point) x 9' 2" (4.29m x 2.79m) Laminate wooden floor, built-in double wardrobe with hanging rail and shelving. Boiler cupboard.

Location

Travelling across Queens Bridge onto Ann Street turn right onto Victoria Street, and right again to Queen's Square. Turn right onto Princes Street to access the secure car park.

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

MANAGEMENT FEES

£1,720.00

TENURE

Long Leasehold

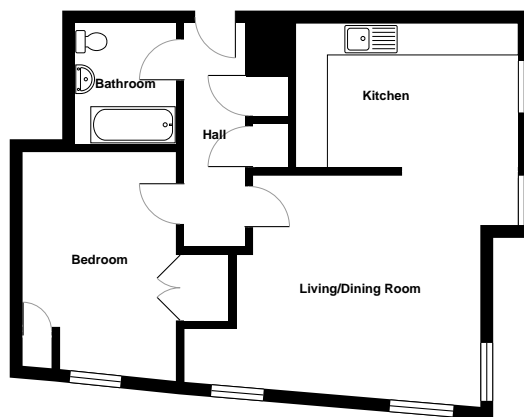
RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £1,173.83

VIEWING

By appointment with **RODGERS & BROWNE**



Total Area: 58.2 m² ... 627 ft²

All measurements are approximate and for display purposes only



Sales
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EXPERIENCE | EXPERTISE | RESULTS

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The Property
Ombudsman

naea | propertymark

PROTECTED

Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.