

# RODGERS & BROWNE



17 Queens Square,  
Belfast, BT1 3FF

*offers around £149,950*



## *The Agent's Perspective...*

This first floor one bedroom apartment offers an excellent opportunity for both first time buyers and savvy investors alike.

Unoccupied and ready for immediate occupancy, it is located just a stone's throw away from the bustling city centre offering excellent convenience. Boasting a secure and designated parking space, you'll never have to worry about parking.

With the additional benefits of a spacious living and dining area, gas heating, 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...*

One bedroom apartment with close proximity to Custom House Square, Queens Bridge and The River Lagan

Ideal for anyone looking for a low maintenance home or high potential rental investment, ready for immediate occupancy

First floor location with access via lift and stairs

One large double bedroom with fitted wardrobes and white bathroom suite

Includes a convenient and secure parking spot

Gas fired central heating system and double glazed windows

Ideally located near shopping, dining, entertainment and transport options with excellent connectivity to the wider city via bus, trains, or road

A hassle free property that requires minimal upkeep, ideal for busy professionals or those new to homeownership



Living area



Kitchen/ living area



Bedroom



Bathroom



## *The property comprises...*

### **Ground Floor**

Communal entrance hall with lift and stairs to:

### **Sixth Floor**

Front door to:

### **HALLWAY**

Laminate flooring. Intercom. Two storage cupboards.

### **LIVING/DINING**

16'4" x 11'2" (4.5m x 5.51m) (at widest points)  
Laminate wooden flooring. Juliet balcony. Open to:

### **KITCHEN**

12'2" x 7'9" (3.99m x 2.62m) (at widest points)  
Range of high and low level shaker style units, with stone effect worktops, single drainer stainless steel sink unit with mixer tap. Integrated dishwasher, electric oven and four ring gas hob with concealed extractor fan over, fridge freezer and washing machine. Tiled floor, part tiled walls.

### **BATHROOM**

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

### **BEDROOM (1)**

12'3" x 9'5" (4.29m x 2.79m) (at widest points)  
Built-in wardrobe. Cupboard with gas boiler.

## *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](http://rodgersandbrowne.co.uk).

### ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 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

£1,900.00 per annum

### TENURE

Long Leasehold - 990 years from 2003

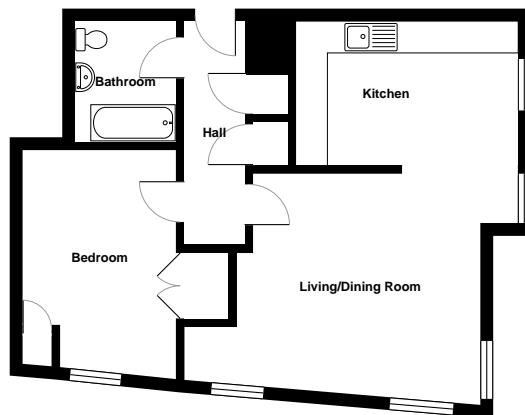
### RATES

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 2024/2025 is £1,046.27

### VIEWING

By appointment with **RODGERS & BROWNE**



Total Area: 58.2 m<sup>2</sup> ... 627 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Sales  
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EXPERIENCE | EXPERTISE | RESULTS

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The Property  
Ombudsman

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### 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.