



Located only a few minutes' walk from Queens University and Botanic, this is an excellent investment opportunity to acquire a 5 bed HMO compliant property with a further 2 self-contained one bed apartments to the rear, gas central heating and double glazing.

The three properties are currently let with a total monthly income of circa £2,000.

Offers Over
£465,000

57 57B & 57C
College Park Avenue,
Belfast,
BT7 1LR

Viewing by
appointment
through agent
028 9066 3030

- Excellent Investment Opportunity in the heart of the Queens University area
- HMO compliant red brick semi-detached property to front
- Lounge and kitchen/living/dining room
- Five bedrooms, each with built in robes
- Two shower rooms
- Ground floor one bed apartment with shower room & patio doors to rear
- First floor one bed apartment with modern kitchen and shower room
- Phoenix gas central heating/uPVC Double Glazing
- Secure parking for multiple cars to rear
- Within a few minutes' walk of Queens University and Botanic Train Station

The Property Comprises:

Ground Floor

Hardwood front door and glazed side panels to . . .

ENTRANCE HALL: Tiled floor, cupboards with gas boiler.

DINING ROOM: 14' 1" x 9' 9" (4.29m x 2.97m) (into bay). Laminate wood effect floor.



KITCHEN/LIVING: Modern fitted kitchen with range of low level units, stainless steel single drainer sink unit, four ring electric hob, electric under oven, extractor hood, plumbed for washing machine, part tiled walls, tiled floor, low voltage spotlights, glazed door to rear.



First Floor

LANDING: Laminate wood effect floor.

BEDROOM (1): 11' 11" x 9' 10" (3.63m x 3m) Laminate wood effect floor, built-in robes.

BEDROOM (2): 11' 11" x 10' 4" (3.63m x 3.15m) Laminate wood effect floor, built-in robes.



BEDROOM (3): 14' 1" x 8' 6" (4.29m x 2.59m) (at widest points). Built-in robe, laminate wood effect floor.



SHOWER ROOM: White suite comprising pedestal wash hand basin, low flush wc, shower cubicle with thermostatic shower unit.



Second Floor

LANDING: Velux window, laminate wood effect floor.

BEDROOM (4): 11' 6" x 9' 1" (3.51m x 2.77m) Velux window, laminate wood effect floor, built-in robe.



BEDROOM (5): 10' 5" x 8' 7" (3.18m x 2.62m) Velux window, laminate wood effect floor, built-in robe.



SHOWER ROOM: White suite comprising pedestal wash hand basin, low flush wc, shower cubicle, Velux window.

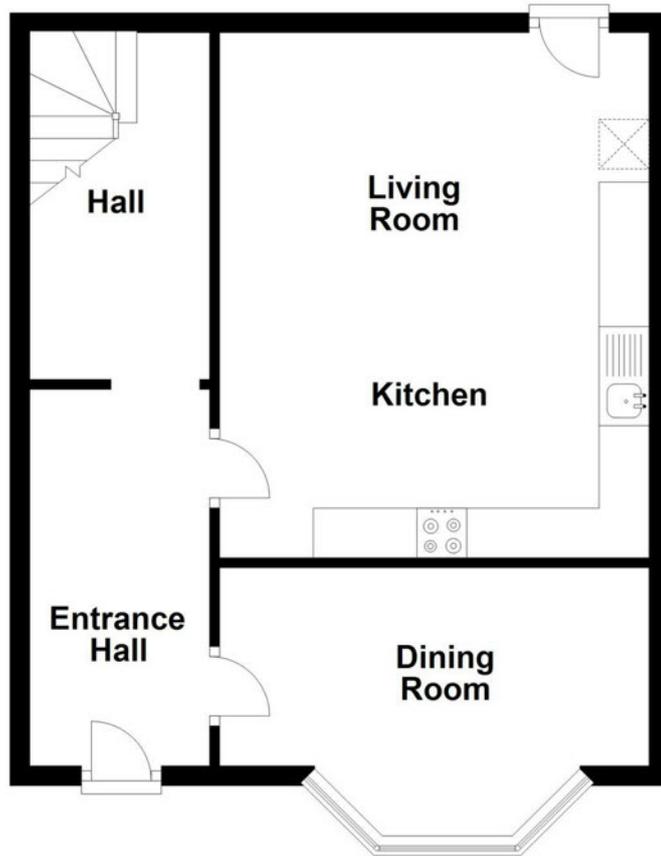


Outside

Secure parking area to rear.

Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)

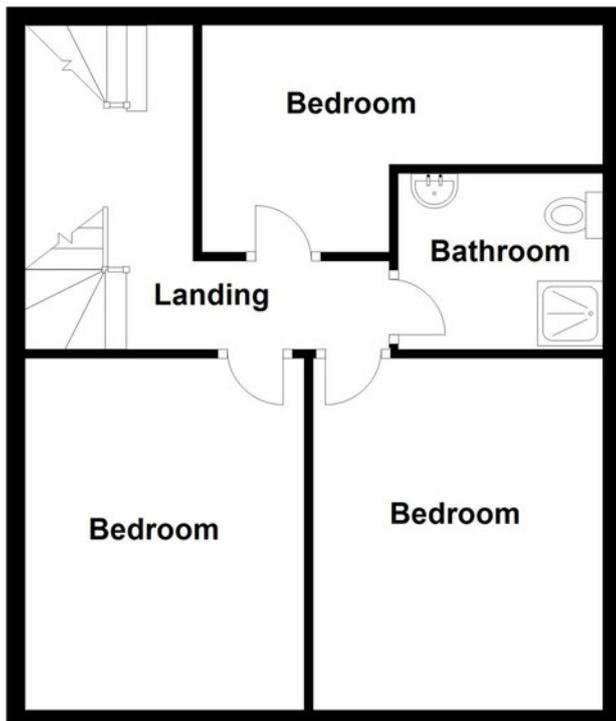


Total area: approx. 127.0 sq. metres (1366.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

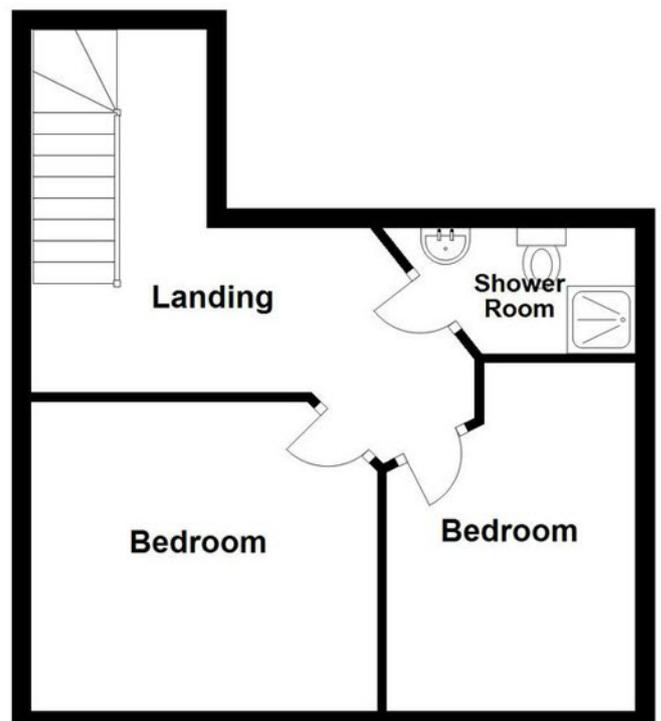
First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



Second Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Ground Floor

57B GROUND FLOOR APARTMENT:

Hardwood front door to . . .

KITCHEN/LIVING/DINING: 14' 7" x 13' 10" (4.44m x 4.22m) Modern fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, four ring gas hob, electric under oven, extractor fan, Phoenix gas boiler, laminate wood effect floor, patio doors to rear parking.



Telephone 028 9066 3030

www.templetonrobinson.com

BEDROOM: 13' 0" x 9' 8" (3.96m x 2.95m) Laminate wood effect floor.



SHOWER ROOM: Shower area, pedestal wash hand basin, low flush wc. Hardwood front door to first floor.



First Floor

57C FIRST FLOOR APARTMENT:

ENTRANCE HALL: Laminate wood effect floor, storage cupboard with gas boiler.



KITCHEN/LIVING/DINING: 14' 8" x 10' 0" (4.47m x 3.05m) Fitted kitchen with range of high and low level units, stainless steel single drainer sink unit, plumbed for washing machine, four ring electric hob, electric oven, extractor fan, laminate wood effect floor.



BEDROOM: 10' 8" x 8' 0" (3.25m x 2.44m) Laminate wood effect floor, walk-in robe.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, shower cubicle.



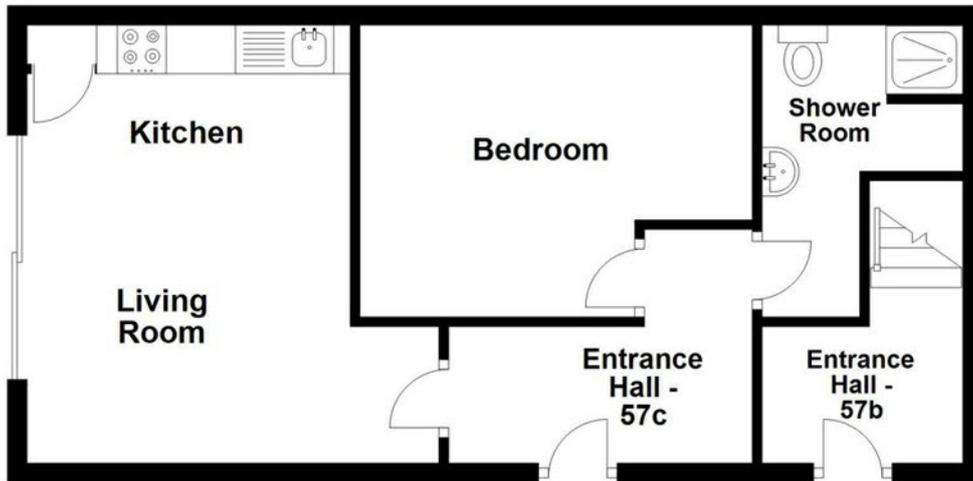
Outside

Secure parking area to rear.



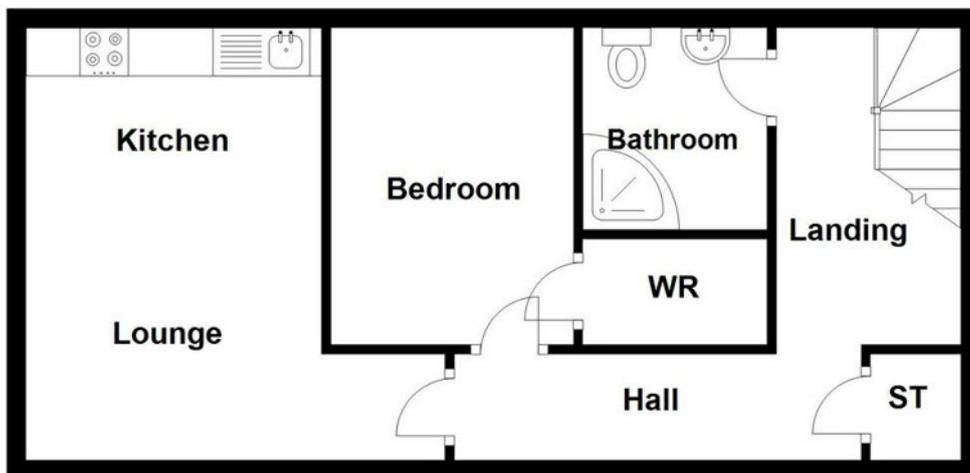
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

This plan is for illustrative purposes only.
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Location: Travelling up Botanic Avenue, turn left onto University Ave, then turn right onto Rugby Ave, College Park Ave is on the left.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com

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