



FOR SALE

Park View Apartments. Old Milltown Road. Belfast BT8 7SQ
Offers Around: £130,000

SPACIOUS 2 BEDROOM / 2 BATHROOM SOUTH BELFAST

Welcome to apartment 6, Park View Apartments. Old Milltown Road. Belfast BT8 7SQ.

This first floor apartment, which is situated on the Old Milltown Road, in South Belfast, offers easy & direct commuter access to all major routes in and around Belfast. The apartment was refurbished in 2018, and offers a bright, comfortable living accommodation in a quiet development.

The apartment has been a long-term rental and currently has a tenant insitu, but tenant is on a rolling monthly contract and as such the property can either come with a tenant or vacant possession.

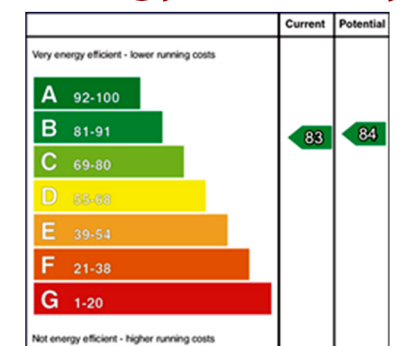
The apartment is in a small development of 12 apartments and amenities close to hand include a local shop / off licence and Chinese take away across the road, a Tesco extra store (5 minutes away and Forestside Shopping Centre (15 min away) in nearby Newtownbreda.

To arrange a viewing please contact us on 02890 452422 / 07708763147.

Additional information

- Total Space = 60m²
- Rent = £800.00 pcm (offering gross return of 7% on investment)
- Annual property rates = £870.00
- (owners should satisfy themselves by contacting LPSNI to verify the rates directly).
- Service charge payable = £215.00 per Quarter
- Energy Rating = B
- Designated parking space included

Energy Efficiency Rating



Lettings & Property Management Specialist



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office@tltpropertymanagement.co.uk



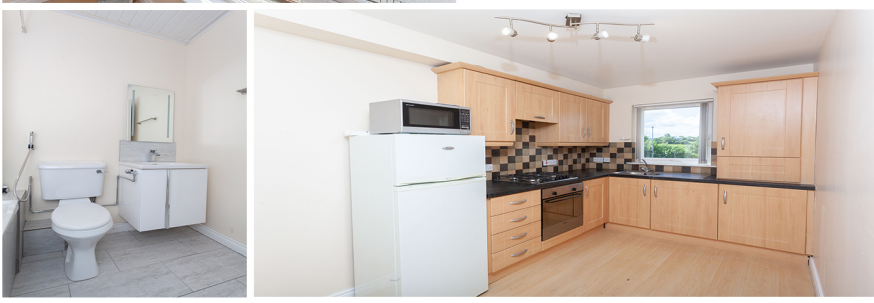
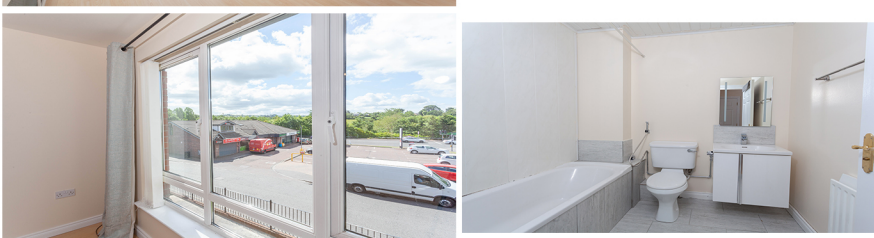
www.tltpropertymanagement.co.uk

- Please forward all offers in writing and email to office@tltpropertymanagement.co.uk
- Viewings strictly by appointments via TLT property management
- Please note the contents of this brochure do not infer in anyway a contract and is purely for informational purposes only
- Any / all queries should be directed to tlt property management

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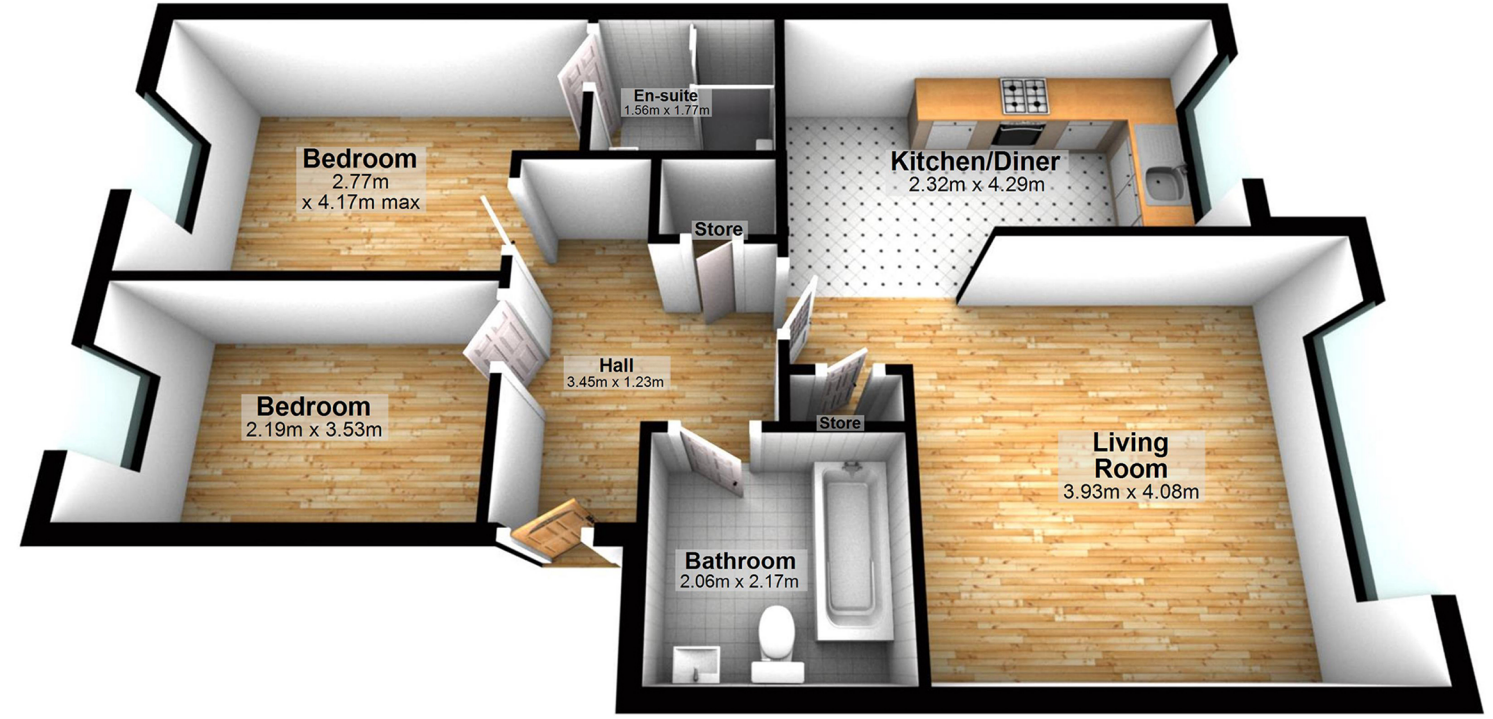
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The apartment comprises of the following:

- Ground floor communal entrance door**
 Stairs to 1st floor (there is no lift), with laminate flooring throughout including a large picture window in lounge, it also benefits from gas central heating.
- Apartment door**
 Leading to the apartment, small hallway, with all rooms leading off it.
- Lounge**
 Generous size lounge, large picture windows overlooking the Lagan towpath and Shaws Bridge area.
- Kitchen**
 Good size kitchen located off the lounge, which has high / low level beech-coloured cabinets, tiled splashback, and gas hob & electric oven, also gas boiler is integrated into kitchen cabinet. Laminate flooring, window, dining space.
- Bedroom 1**
 Double bedroom, with en-suite shower room, wall mounted vanity wash basin.
- Bedroom 2**
 Double bedroom.
- Family Bathroom**
 3pc white bathroom suite, pvc panel along bath and tiled splashback, to wall mounted vanity washroom and mirror, grey tiled floor, and separate bidet shower.

FLOOR PLAN



Lounge	3.93m x 4.08m (12' 11" x 13' 5")
Kitchen / Diner	2.32m x 4.29m (7' 7" x 14' 1")
Bedroom 1	2.77m x 4.17m (9' 1" x 13' 8")
Bedroom 2	2.19m x 3.53m (7' 2" x 11' 7")
Bathroom	2.06m x 2.17m (6' 9" x 7' 1")
En-suite	1.56m x 1.77m (5' 1" x 5' 10")
Hall	3.45m x 1.23m (11' 4" x 4' 0")

TERMS:

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Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings, and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artist's impressions are for illustrative purposes only. All details including materials, finishes etc. should be clarified with the agents prior to booking.