

TEMPLETON  
ROBINSON



Apartment A, 42 Wolseley Street, Belfast, BT7 1LG





Situated in the heart of the University Quarter, Wolseley Street is just off the thriving Botanic Avenue. With its close proximity to every amenity you could possibly need. From a wide range of restaurants, cafes, bars, boutiques, supermarkets, Botanic Gardens and Queen's University, 42 Wolseley Street is a sound investment for long-term investor.

Having recently undergone a complete transformation the property has been re-developed into 3 individual apartments. Consisting of a 2 bedroom apartment on the ground and first floor and a large 1 bedroom on the second floor.

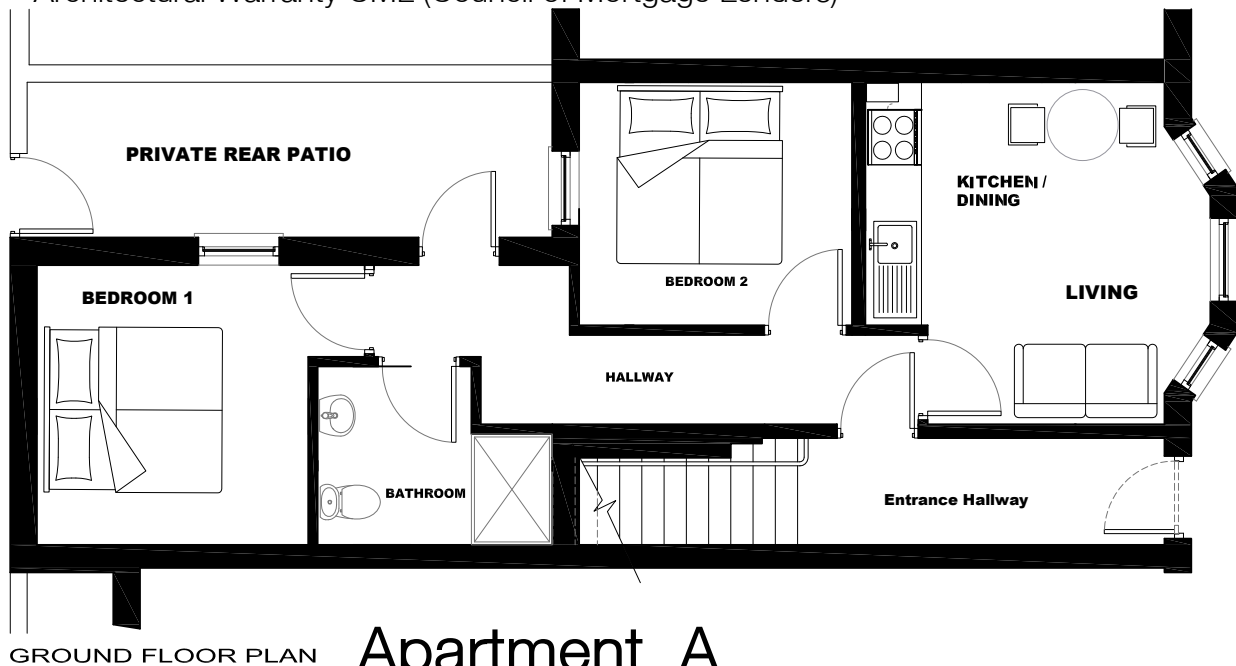
Finished to an impeccable high standard the developer has created three individual apartments, modern throughout. The building has been refurbished and converted while keeping the traditional Belfast brick finish to the front facade as the building has historic protection status being part of the Botanic Area of Townscape Character.

Potential rental income of between £700 - £750 per month. Further details can be discussed with Aidan Mc Mahon, selling agent.

**PRICE:** £110,000

## SPECIFICATION

- Impressive high quality modernist white kitchen with good range of integrated appliances including hob, electric oven, over head extractor fan, washer/dryer, fridge/freezer.
- Contemporary white sanitary ware with chrome fittings, thermostatically controlled showers. Fully tiled shower enclosure. Ceramic tiling to bathroom floor.
- Solid wood effect laminate flooring to apartment hall, living/kitchen/dining area. Carpet to bedrooms. Tiles to entrance hall and carpet to hall stairs and landing.
- Moulded skirting boards and architraves, Energy efficient downlighters throughout.
- Modern grey painted walls and white ceilings throughout.
- High grade insulation to walls, roof and floors, double glazing throughout, Velux where applicable and Gas fired central heating with High efficiency gas boiler to each apartment.
- Rear patio for ground floor apartment, modern paving finish.
- Mains supply smoke and carbon monoxide detectors with battery backup. Integrated Fire alarm and emergency lighting.
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- USB charging ports
- Architectural Warranty CML (Council of Mortgage Lenders)



HALLWAY:

KITCHEN/DINING: 12' 9" x 12' 3" (3.88m x 3.73m)

BEDROOM (1): 10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM (2): 10' 1" x 8' 8" (3.07m x 2.65m)

BATHROOM: 8' 8" x 6' 5" (2.64m x 1.95m)

PRIVATE REAR PATIO



