

FOR SALE

RESIDENTIAL



2 bedroom mid terrace property

93 FORTWILLIAM PARADE, BELFAST

- Only 2.5 miles from Belfast City Centre
- Ideal first time buyer or investment property
- Excellent local amenities

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**Lisney**

## Location

The subject property is located on Fortwilliam Parade, approximately 2.5 miles north of Belfast City Centre. Fortwilliam Parade is accessed off Skegoneill Avenue. The immediate area benefits from a range of recreational facilities in the form of Alexandra Park, Grove Playing Fields and Grove Wellbeing Centre on Shore Road. In addition Cityside Retail and Leisure Park is a short drive from the property. Tenants within the scheme include Tesco and Movie House Cinema.

**Description** The subject property comprises a 'two-up, two down' mid terrace with living and kitchen areas on the ground floor and two first floor bedrooms. Internally the property is in reasonable order throughout.

## Accommodation

\*Dimensions taken at widest points

Ground floor: Living room-12'2"x9'10"

Kitchen-7'1"x12'3"

First Floor: Bedroom 1- 12'2"x8'9"

Bedroom 2- 7'6"x7'0"

## Title

We have been advised that the property is held on a 9,900 year lease from 1967 and is subject to an annual ground rent of £10.

## Rates

Capital value-£40,000

Rates payable 2014/15 rate year - £283.20

## Asking Price

£35,000 excl.

## EPC

The property has an energy rating of D65.

A full certificate can be made available upon request.

## VAT

All prices and outgoings are exclusive of but may be subject to V.A.T.

