FOR SALE



2no. Self Contained Flats 9 EIA STREET, BELFAST

- Two self contained flats located in a convenient location situated off the Antrim Road
- •Only two miles from the City centre
- •Excellent local amenities

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Location

The subject property is located on Eia Street, a highly accessible location approximately two miles north of Belfast City Centre. Eia Street is situated off Antrim Road and accessed via Cliftonville Road and Brookhill Avenue.

The immediate area has an excellent provision of amenities to include schools, food stores, cafes, bars and restaurants.

Description

The subject property is a three storey mid terrace, converted to provide two flats, both of which are accessed from the ground floor.

One of the flats comprises ground floor only and contains one no. bedroom, a living/dining area, kitchen and bathroom. The second flat is arranged over first and second floors and provides 3 no. bedrooms, bathroom, kitchen and a living/dining area.

The property has double glazed windows and oil fired central heating and is in reasonable condition throughout.

Accommodation

*dimensions taken at widest points

Flat 1 Ground Floo	r	Flat 2 First Floor			
Bedroom 1	11'0"x10'6"	Bedroom 2	10'8"x8'9"		
Living Room	10'7"x11'1"	Living Room	15'1"x10'7"		
Kitchen	9'7" x6'11"	Second Floor			
		Bedroom 3	7'7"x10'7"		
		Bedroom 4	7'7"x10'7"		
Asking Duiss					

Asking Price £65,000





Rates

Capital Value £45,000.00 (Flat 1) £67,500.00 (Flat 2) **Rates payable 2014/15 rate year** £318.60 (Flat 1) £477.90 (Flat 2)

Title

We have been advised that the property is held on a 4,490 year lease from February 1892 and is subject to an annual ground rent of $\pounds 16$.

Energy Performance Certificate (EPC)

Flat 1 has an energy rating of D60. A full certificate can be made available upon request.

Flat 2 has an energy rating of E54. A full certificate can be made available upon request.

VAT

All prices and outgoings are exclusive of but may be subject to VAT







The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

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