

FOR SALE

RESIDENTIAL



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

Contact:

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Lisney

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 Floor

Bedroom 1	11'0"x10'6"
Living Room	10'7"x11'1"
Kitchen	9'7" x6'11"

Flat 2 First Floor

Bedroom 2	10'8"x8'9"
Living Room	15'1"x10'7"

Second Floor

Bedroom 3	7'7"x10'7"
Bedroom 4	7'7"x10'7"

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 £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

