



**OFFERS INVITED IN THE
REGION OF £110,000**

For Sale Second Floor
One Bedroom Apartment

Apartment 27, 9 Brown Square, Belfast BT13 2BW

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**FRAZER
KIDD**

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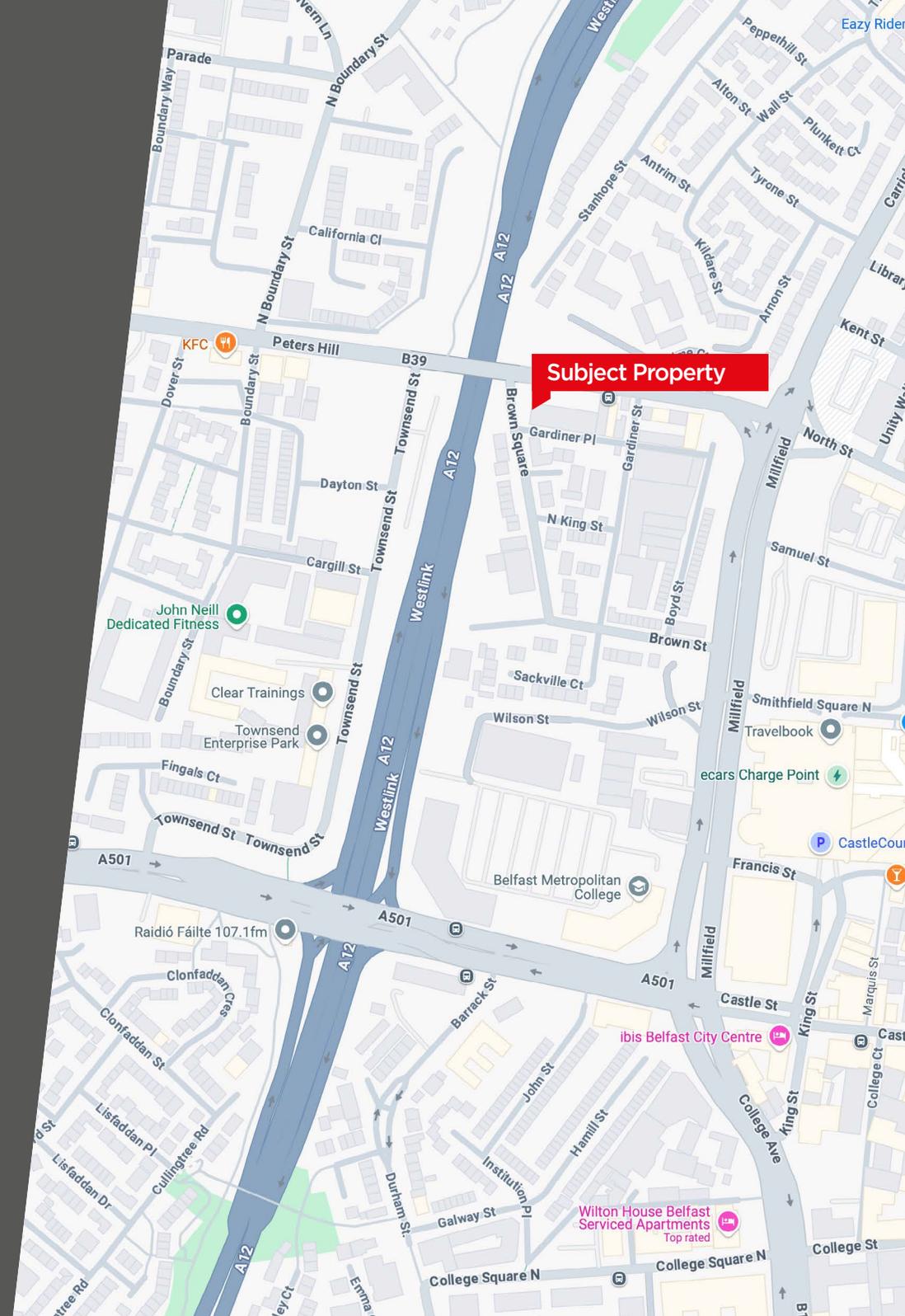
Summary

- Frazer Kidd are delighted to bring to the market this spacious, well maintained second floor apartment situated in a city central location, a few minutes' walk from Belfast City Centre and easy access to Motorway networks.
- The property is being offered for sale chain free.
- As an investment property it is our opinion that a gross rental income in the region of £8,400 - £9,000 per annum could be achieved.
- Situated in an extremely convenient location within walking distance of Belfast City Centre and Cathedral Quarter, City Centre shopping, popular restaurants and pubs.
- The property has been well maintained by the current owner and is in excellent condition, ready for immediate occupation.
- We feel this property will appeal to a variety of purchasers including professionals looking for a city centre location, property investors and first time buyers.
- The apartment comes with secure permit parking in the ground floor car park which has automatic access via Brown Square.
- Double-glazed windows throughout and gas fired heating system.

Location

From City Centre proceed towards North Street and on to Peter's Hill. At Brown Square turn left and access gates to parking are immediately on your left. Pedestrians can access the building from main entrance on Peter's Hill.


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Description

Well maintained second floor apartment in excellent condition with nothing to do but move in.

Situated in an excellent location, within minutes walking distance of Belfast City Centre, Cathedral Quarter, City Centre shopping and all the popular restaurants and bars.

One Double bedroom, spacious lounge open to kitchen area with all modern appliances including washer/dryer, fridge freezer, oven, hob and extractor..

Accommodation

The approximate net internal areas are as follows:

Description	Sq. M
Entrance Hall Timber entrance door, radiator, intercom	3.19m x 1.24m
Cloakroom Electric fuse box and top up meter	0.7m x 0.32m
Lounge/Kitchen Area Lounge, Painted walls and Patio Doors, balcony fronting Peter's Hill. Open to: -	7.75m x 3.28m
Kitchen Modern Kitchen with range of contemporary units, 1 bowl stainless steel sink with mixer tap. Ceramic tiled floor, painted and part tiled walls. Integrated appliances - fridge freezer, washer/dryer Oven, ceramic hob and extractor.	
Bedroom 1 Spacious double bedroom	4.92m x 2.5m
Cupboard with gas fired boiler	1.13m x 0.8m
Bathroom White bathroom suite - Bath with mains shower over and screen, WHB and WC Part tiled and part painted walls, Radiator, Ceramic tiled floor, Extraction system	2.1m x 2.1m
Outside Ground Floor secure car park with automatic access and use of one space.	

Tenure

Freehold or long leasehold subject to a nominal ground rent.

Rates

Approximate Rates Payable - 2025/2026
£591.37 per annum

The above should be verified with Land & Property Services.

Rates information is provided for guidance purposes only as information source may be subject to change.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Amy Sands
07824446869
asands@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

Measure	Current	Potential
Low energy lighting	A	A
Walls	C	C
Floors	D	D
Roofs	E	E
Windows	F	F
Heating	G	G

Energy rating and score
The graph shows the property's current and potential energy rating.
The property's energy rating is B. It has the potential to be A.
See how to improve this property's energy efficiency

Energy costs
The graph shows the property's current and potential energy costs.
The property's energy costs are £100 per year. It has the potential to be £50 per year.
See how to improve this property's energy efficiency