

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



**For Sale First Floor  
One Bedroom Apartment**

Apartment 6, 9 Brown Square, Belfast BT13 2BW



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## Summary

- Frazer Kidd are delighted to bring to the market this spacious, well presented 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 apartment also benefits from its strong transportation and road links having easy access to M1, M2 & M3.
- 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.

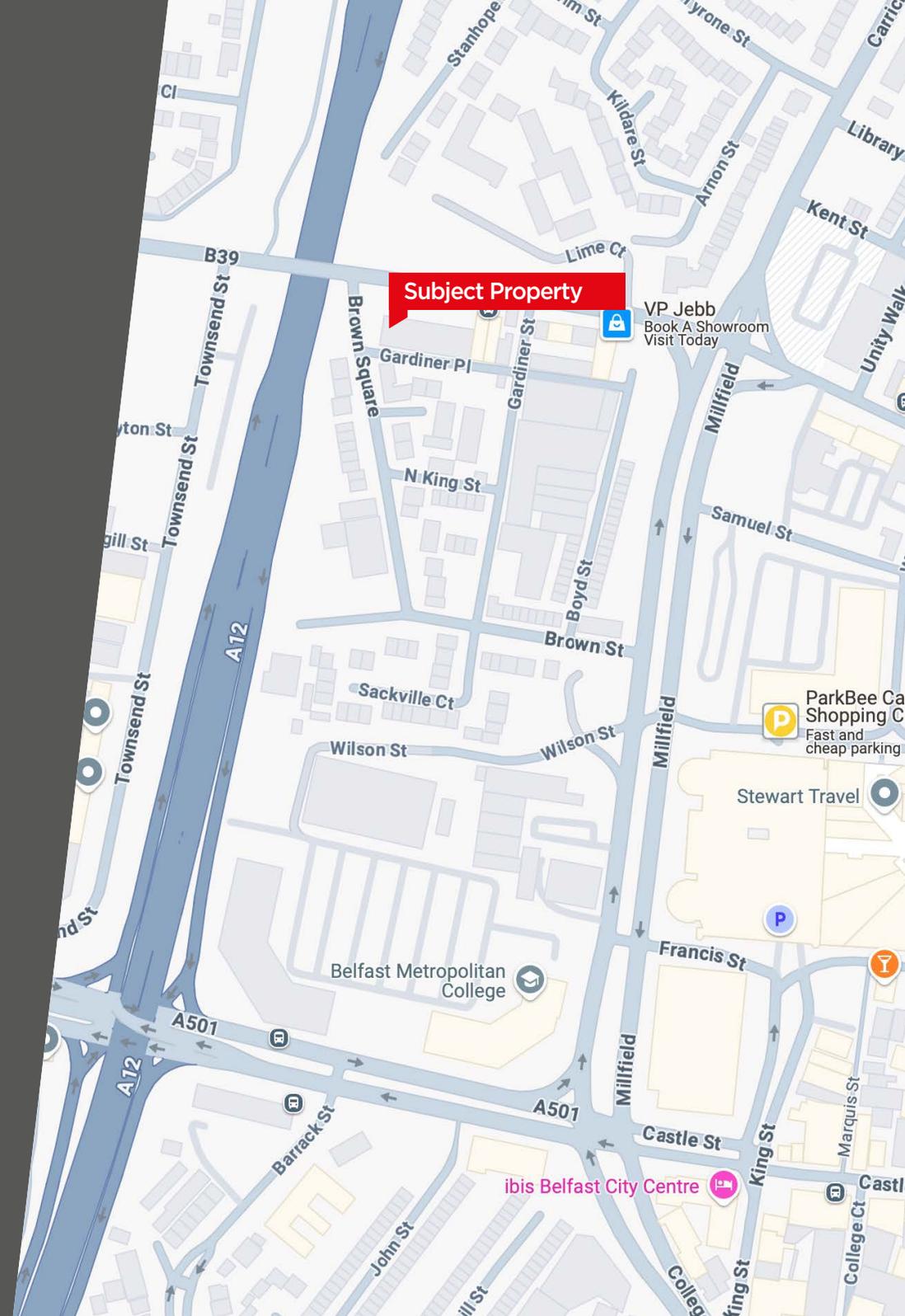
## Location

- 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.

## Description

- First floor apartment comprising of a Juliette balcony facing out to Gardiner Place.
- All of Belfast's local amenities are within close proximity with Castlecourt Shopping Centre and Donegal Place just minutes away.
- One Double bedroom, spacious lounge open to kitchen area with all modern appliances including washer/dryer, fridge freezer, oven, hob and extractor.
- Three-piece family bathroom suite with a WC, wash hand basin and a bath with an overhead shower.

  
**FRAZER  
KIDD**



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## Accommodation

The approximate net internal areas are as follows:-

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Entrance Hall (3.17m x 1.28m)

Timber entrance door, 1pc Security bolt alloy, Intercom.

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Cloakroom (0.48m x 0.69m)

Electric fuse box and Top up meter.

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Open Plan Kitchen & Lounge/Bedroom Area (8.9m x 3.2m)

Lounge, Painted walls, Spacious dining/Bedroom/Living area.

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Open to: -

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Kitchen (Width - 2.03m)

Modern Kitchen with range of contemporary units, 1 bowl stainless steel sink with mixer tap. Wood paneled flooring, Painted and part tiled walls. Integrated appliances - fridge freezer, washer/dryer Oven, ceramic hob and extractor.

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Bedroom 1/Lounge (4.9m x 2.7m)

Spacious double bedroom/Spacious lounge area. Cupboard with gas fired boiler (1.24m x 0.8m)

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Bathroom (2.07m x 2.26m)

White bathroom suite - Bath with mains shower. Over and screen, WHB and WC  
Part tiled and part painted walls. Double mirrored bathroom wall cabinet  
Wood paneled floor. Extraction system

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Outside

Ground Floor secure car park with automatic access and use of one space.

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## Service Charge 2024/25

Total - £1,220.28

Per quarter - £305.07

## Rates

Approximate Rates Payable - 2025/2026

£623.55 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.

## Tenure

Freehold or long leasehold subject to a nominal ground rent.

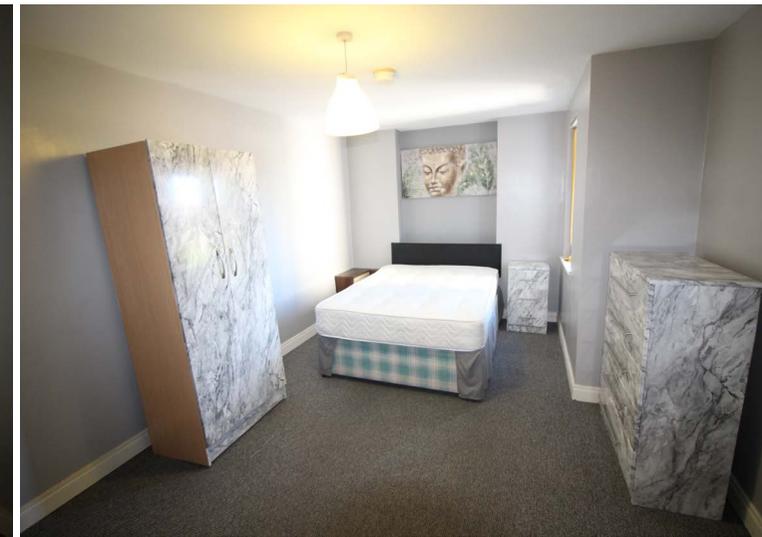
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Amy Sands**  
07824 446869  
asands@frazerkidd.co.uk

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

**Disclaimer**

Frazer Kidd Property Limited 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 Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

**Energy Performance Certificate** Northern Ireland

**Apartment 6** Date of assessment: 12 August 2020  
**6, Wilson Square** Date of certificate: 12 August 2020  
**BELFAST** Reference number: S610-020-4760-3050-0010  
**BT12 5BW** Type of assessment: EPCAP existing dwelling

Accreditation reference: Storm Certification  
 Assessor's name: Storm Certification  
 Assessor's accreditation number: 0170200245  
 Assessor's trading name: Energy Control Ireland Ltd  
 Employer/trading address: 1 Carlislepark Avenue, Portlaoine, BT23 5AJ  
 Related party disclosure: No related party

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 81-91 kWh/m <sup>2</sup>		
<b>B</b> 61-80 kWh/m <sup>2</sup>		
<b>C</b> 41-60 kWh/m <sup>2</sup>	77	77
<b>D</b> 21-40 kWh/m <sup>2</sup>		
<b>E</b> 11-20 kWh/m <sup>2</sup>		
<b>F</b> 1-10 kWh/m <sup>2</sup>		
Not energy efficient - higher running costs		

**Technical Information**

Heating type and fuel: Gas and radiators, mains gas  
 Total floor area: 48 m<sup>2</sup>  
 Primary energy use: 128 kWh/m<sup>2</sup> per year  
 Approximate CO<sub>2</sub> emissions: 28 kg/m<sup>2</sup> per year  
 Dwelling type: Mid-rise flat

**Benchmarks**

Average for Northern Ireland: **70**

The primary energy use and CO<sub>2</sub> emissions are per square metre of floor area based on fuel use for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

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