



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

**For Sale First Floor
One Bedroom Apartment**

Apartment 14, 9 Brown Square, Belfast, BT13 2BW

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**FRAZER
KIDD**

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Summary

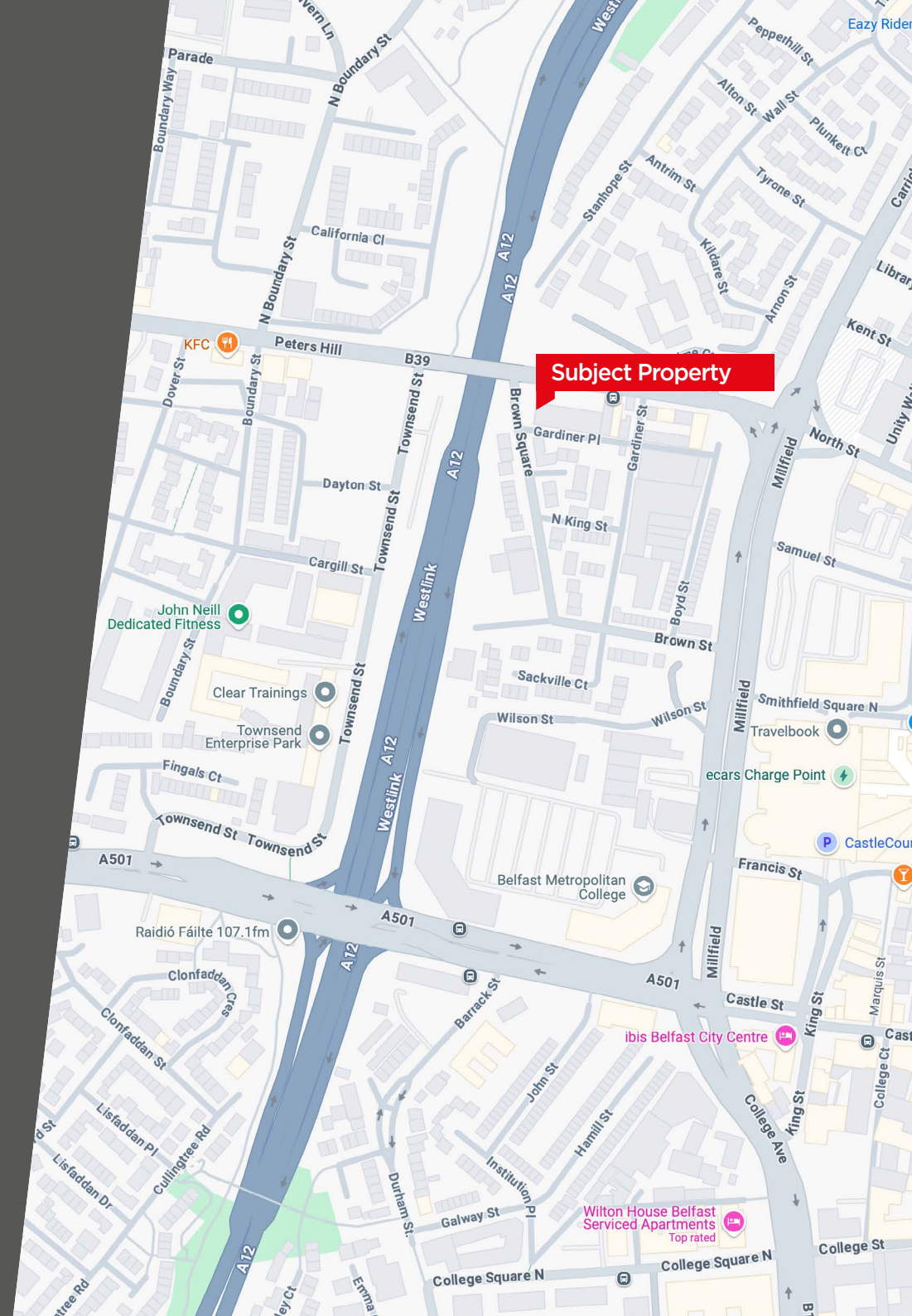
- Frazer Kidd are delighted to bring to the market this spacious, well maintained second floor apartment situated in a city central location, a few minutes' walk from Belfast City Centre and easy access to Motorway networks.
- The property is being offered for sale chain free.
- As an investment property 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 recently decorated 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.

Description

- Well maintained, recently decorated first 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.



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Accommodation

The approximate net internal areas are as follows:

Description	Sq. M
Entrance Hall Timber entrance door, radiator, intercom	3.09m x 1.2m
Cloakroom Electric fuse box and top up meter	0.7m x 0.3m
Lounge/Kitchen Area Lounge, Painted walls and Patio Doors, balcony fronting Peter's Hill. Open to: -	7.8m x 3.2m
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.	2.2m width
Bedroom Spacious double bedroom.	4.9m x 2.5m
Cupboard with gas fired boiler	xxx
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.	

Service Charge

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.

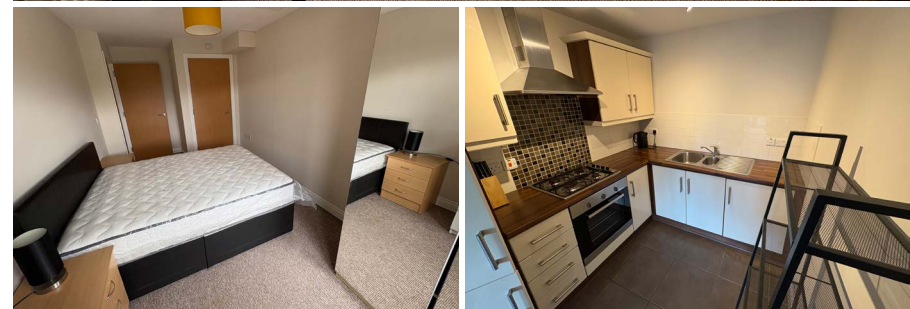
Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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Disclaimer

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