

simon**BRIEN**
RESIDENTIAL

11 Malone Avenue,
Belfast, BT9 6EN



Asking Price £425,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Substantial Terrace In Heart Of University Area
- HMO Certified
- Sub-Divided Into Two Self-Contained Apartments
- 10 Bedrooms In Total
- Gas Central Heating
- Fully Let Until August / September 2023 With An Annual Income Of £36,000
- Prime Location Close To Queen's University, Belfast City Centre, Malone & Lisburn Roads
- Prime Investment Opportunity
- Viewing By Private Appointment

SUMMARY

11 Malone Avenue is exceptionally well located in the heart of South Belfast with a short walk to Queen's University.

The subject property is sub-divided into 2 apartments (two x 5 bedrooms), both fully let until August / September 2023 with a total rental income of £36,000 per annum.

Viewing is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

FLAT 1 - GROUND FLOOR DUPLEX

LIVING ROOM:
14' 8" x 12' 3" (4.47m x 3.73m)

KITCHEN:
11' 0" x 10' 5" (3.35m x 3.18m)

BEDROOM (1):
13' 4" x 10' 2" (4.06m x 3.1m)
Pedestal wash hand basin.

BEDROOM (2):
12' 4" x 7' 2" (3.76m x 2.18m)
Pedestal wash hand basin.

SHOWER ROOM X 2:

CLOAKROOM:
Low flush WC. Pedestal wash hand basin.

FIRST FLOOR

BEDROOM (3):
12' 2" x 7' 1" (3.71m x 2.16m)
Pedestal wash hand basin.

BEDROOM (4):
12' 1" x 6' 3" (3.68m x 1.91m)
Pedestal wash hand basin.

BEDROOM (5):
9' 1" x 9' 1" (2.77m x 2.77m)
Pedestal wash hand basin.

FLAT 2 - SECOND FLOOR DUPLEX

LIVING ROOM:
17' 6" x 14' 9" (5.33m x 4.5m)

KITCHEN:
11' 0" x 10' 6" (3.35m x 3.2m)

THIRD FLOOR

SHOWER ROOM:

CLOAKROOM X 2:
Low flush WC. Pedestal wash hand basin.

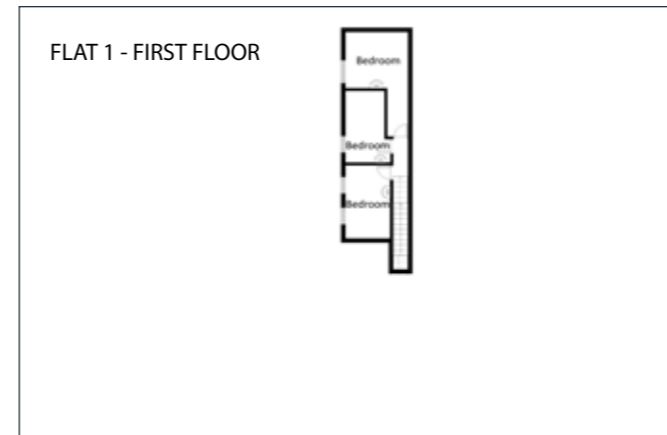
BEDROOM (1):
14' 0" x 7' 0" (4.27m x 2.13m)
Pedestal wash hand basin.

BEDROOM (2):
10' 0" x 9' 5" (3.05m x 2.87m)
Pedestal wash hand basin.

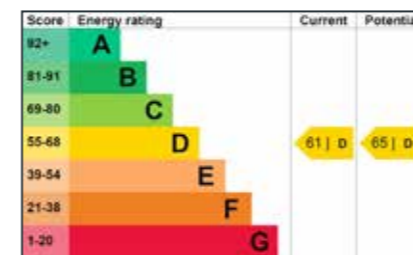
BEDROOM (3):
11' 0" x 10' 5" (3.35m x 3.18m)
Pedestal wash hand basin.

BEDROOM (4):
15' 0" x 8' 6" (4.57m x 2.59m)
Pedestal wash hand basin.

BEDROOM (5):
11' 2" x 8' 6" (3.4m x 2.59m)

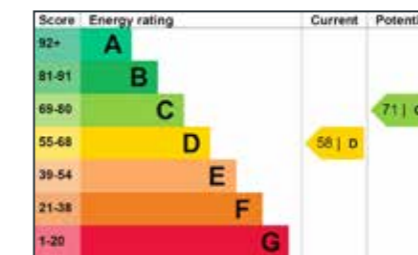


FLAT 1



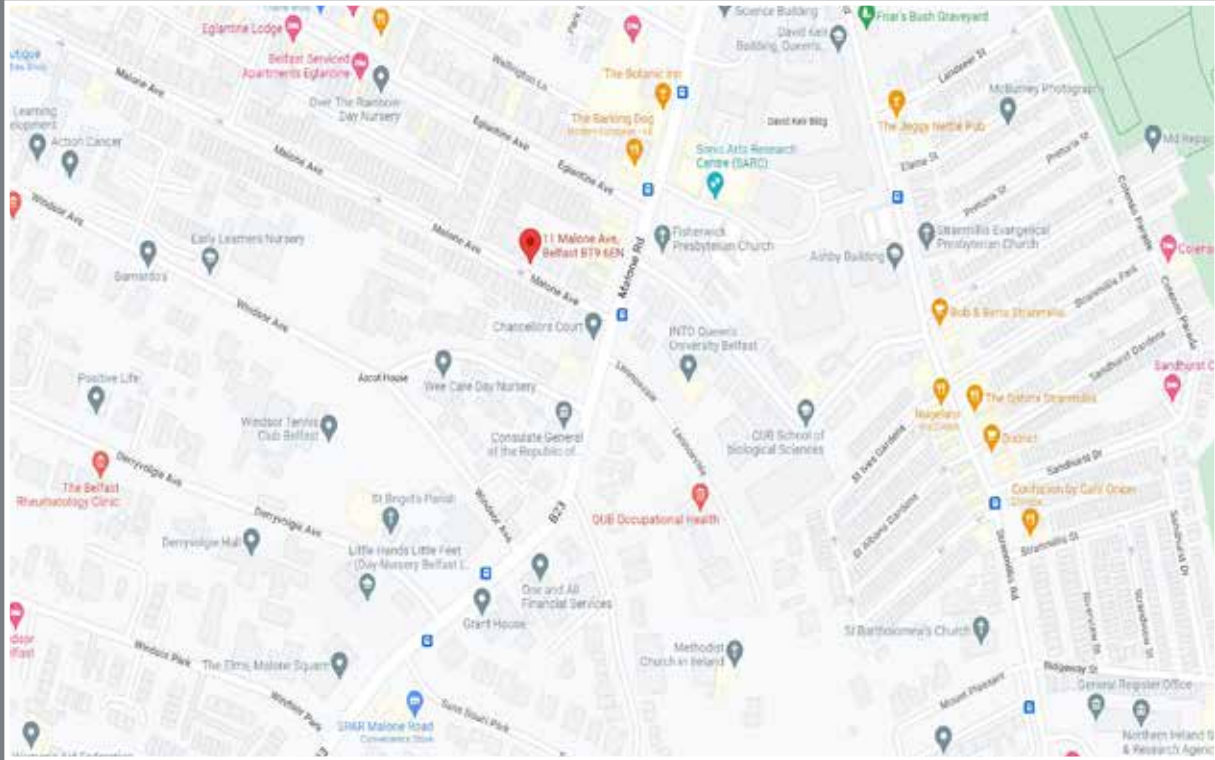
EPC REF: 9820-0023-6410-2649-7202

FLAT 2



EPC REF: 9430-0021-6460-3609-7206

Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/F/22/SO



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