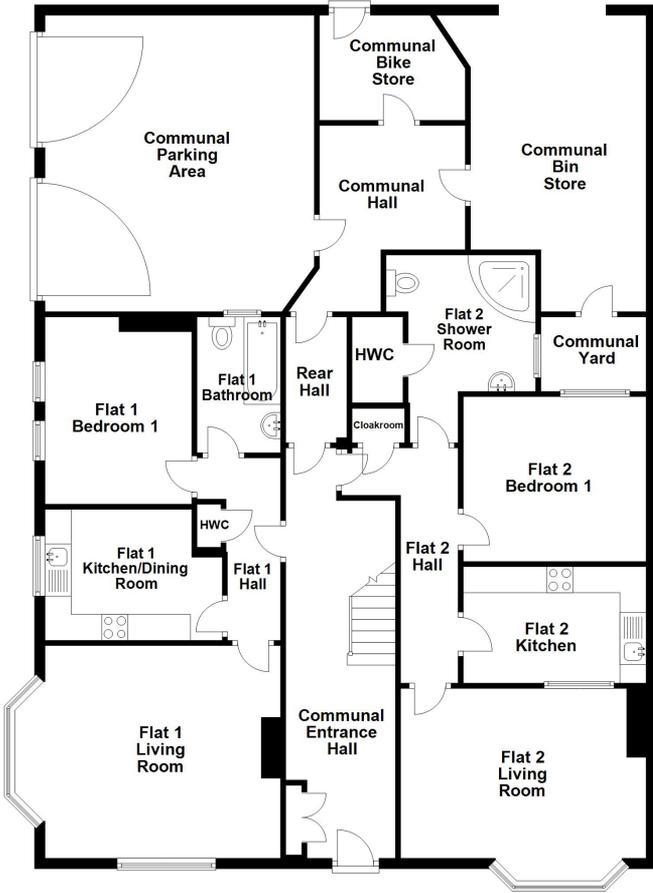
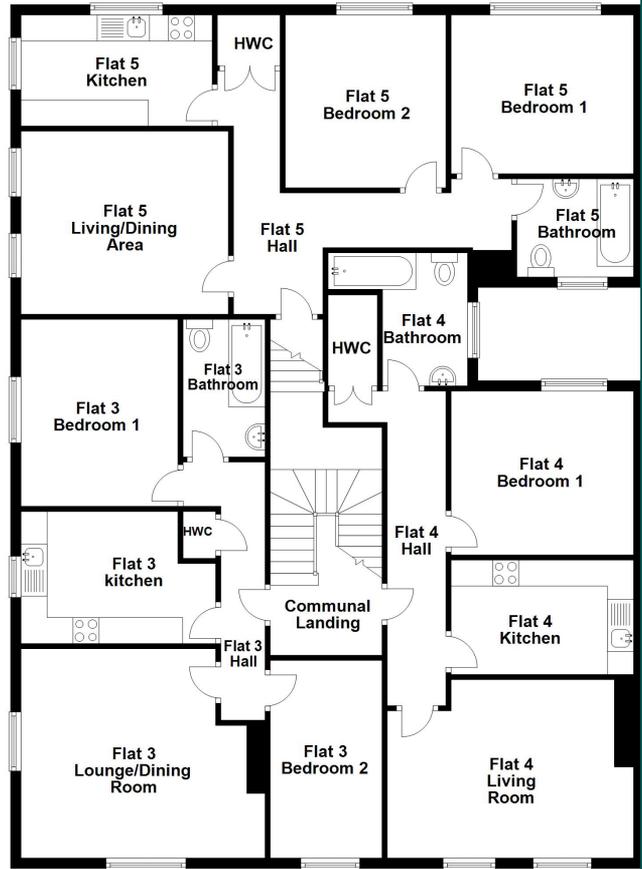


Ground Floor



First Floor



This plan is for illustrative purposes only.  
Plan produced using PlanUp.

Flats 1-5, 9 Rugby Road, Belfast

**McGEOWN**

🏠 PROPERTY SALES    🗝️ LETTINGS    📁 MANAGEMENT

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## 9 Rugby Road, Belfast BT7 1PS

Offers Around £525,000

**Viewings Strictly by Appointment.**

This attractive end of terrace property is located in a convenient and easily accessible location with Queens University literally on your doorstep and Botanic within a few minutes walk, with all its social and recreational amenities as well as Belfast City Centre.

The property comprises of three, one bedroom apartments and two, two bedroom apartments each apartment enjoys Economy 7 central heating and PVC double glazing. There is also gated parking to the rear. The apartment block offers an excellent investment opportunity with potential to increase the exciting rental income of approximately £32,000.00 per annum. Recent demand for this type of investment in this area has been high, we therefore recommend early viewing.

# McGEOWN



437 Lisburn Road  
Belfast  
BT9 7EY

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E. [info@mcgeowns.co.uk](mailto:info@mcgeowns.co.uk)  
[mcgeowns.co.uk](http://mcgeowns.co.uk)



## Property Features

- Period Terrace Property Converted into 5 Apartments in a Tree Lined Avenue in Queens Quarter
- Currently Fully Let With an Annual Income of approximately £32,000.00 per annum, with Potential to Increase income
- Three One Bedroom Apartments and Two Two Bedroom Apartments
- Economy 7 Central Heating and PVC Double Glazed Windows Throughout
- Gated Car Parking to Rear
- Prime Location Close to Queens University and Belfast City Centre

### Ground Floor Communal Entrance Hall

**Apartment One  
Entrance Hall:**  
Built in hotpress.

**Living Room:**  
5.72m (18'9") x 4.09m (13'5") (into bay) at widest point

**Dining Kitchen:**  
3.38m (11'1") x 2.51m (8'3") at widest point  
Range of high and low level units with Formica worktop surfaces. Single drainer stainless steel sink unit with mixer taps. Freestanding electric cooker, extractor fan over, plumbed for washing machine.

**Bathroom:**  
Panelled bath with electric shower over. Low flush W.C. Vanity wash hand basin. Extractor fan.



**Bedroom One:**

3.43m (11'3) x 2.92m (9'7) at widest point.

**Apartment Two  
Entrance Hall:**

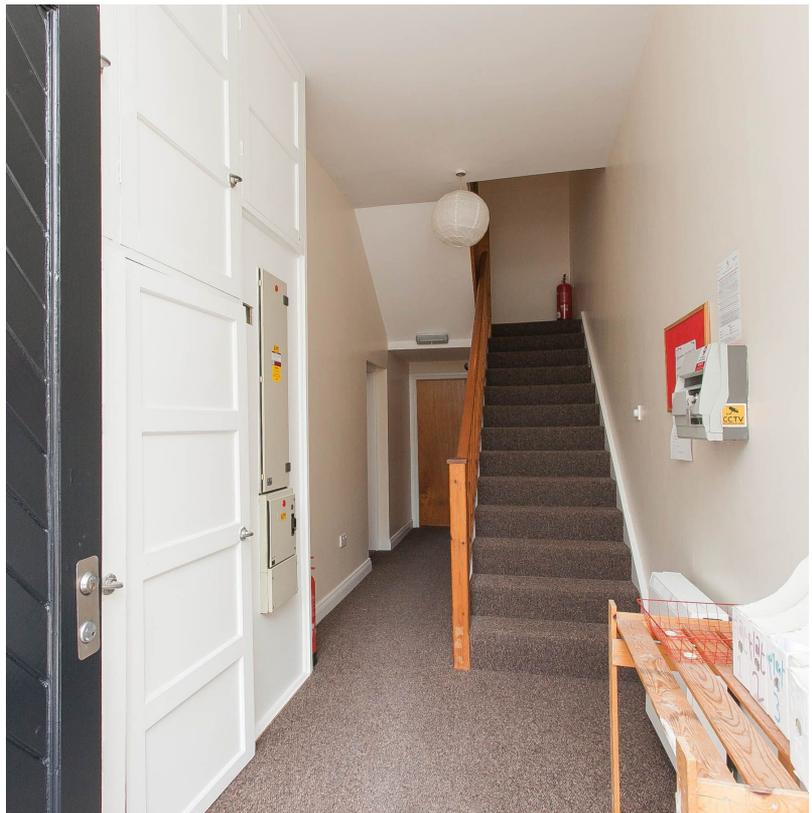
Walk in storage cupboard.  
Laminate flooring.

**Living Room:**

4.67m (15'4) x 4.42m (14'6) at widest point  
Laminate flooring.

**Kitchen:**

3.48m (11'5) x 2.21m (7'3) at widest point  
Range of high and low level units with Formica worktop surfaces.  
Single drainer stainless steel sink unit with mixer taps. Freestanding electric cooker, extractor fan over, plumbed for washing machine.





**Bedroom One:**

3.43m (11'3) x 3.12m (10'3) at widest point  
Laminate flooring.

**Shower Room:**

Walk in shower cubicle low flush W.C.  
Pedestal wash hand basin. Extractor fan. Built in shelved hotpress.

**First Floor**

**Landing:**

Access to roofspace.

**First Floor Front  
Apartment Three**

**Entrance Hall:**

Built in hotpress.

**Living Room:**

4.39m (14'5) x 4.17m (13'8) at widest point.





### Dining Kitchen:

3.53m (11'7) x 2.51m (8'3) at widest point

Range of high and low level units with Formica worktop surfaces. Single drainer stainless steel sink unit with mixer taps. Freestanding electric cooker. Extractor fan over. Plumbed for washing machine.

### Bedroom One:

3.53m (11'7) x 2.92m (9'7) at widest point.

### Bathroom:

Panelled bath with electric shower over. Low flush W.C. Pedestal wash hand basin. Part tiled walls. Extractor fan.

### Bedroom Two:

3.76m (12'4) x 2.18m (7'2) at widest point

### Apartment Four Entrance Hall:

Built in hotpress.

### Living Room:

4.67m (15'4) x 3.4m (11'2) at widest point.

### Kitchen:

3.18m (10'5) x 2.21m (7'3) at widest point

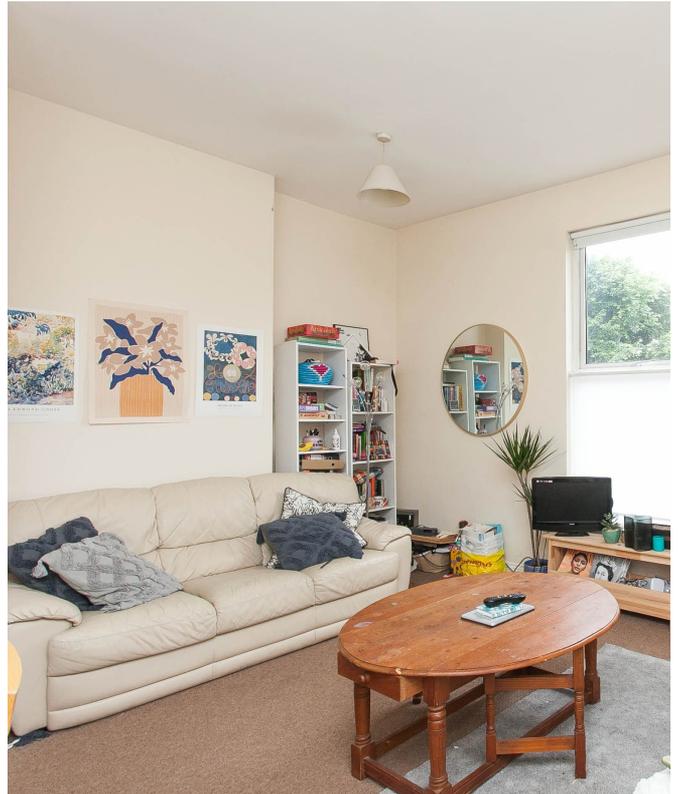
Range of high and low level units with Formica worktop surfaces. Single drainer stainless steel sink unit with mixer taps. Freestanding electric cooker and extractor fan over. Plumbed for washing machine.

### Bathroom:

Panelled bath with electric shower over. Low flush W.C. Pedestal wash hand basin. Part tiled walls. Extractor fan.

### Bedroom One:

3.43m (11'3) x 3.1m (10'2) at widest



### First Floor Return

### Apartment Five Entrance Hall:

Built in hotpress.

### Living Room:

3.84m (12'7) x 3.2m (10'6) at widest point

### Bedroom One:

3.2m (10'6) x 2.95m (9'8) at widest point.

### Bedroom Two:

3.48m (11'5) x 2.97m (9'9) at widest point.

### Bathroom:

Panelled bath with electric shower over. Low flush W.C. Pedestal wash hand basin. Extractor fan..

### Kitchen:

3.53m (11'7) x 2.01m (6'7) at widest point  
Range of high and low level units and Formica  
worktop surfaces. Single drainer stainless steel  
sink unit with mixer taps. Freestanding electric  
cooker and extractor fan over. Plumbed for  
washing machine.

### Outside:

Paved forecourt to front and side.  
Gated covered car parking.  
Internal and external stores.  
Access to rear alley way.

### Rental Schedule

**Apartment 1:** Current Rent £470pcm. Lease until  
April 2023. Rates £732.24 per annum approx

**Apartment 2:** Current Rent £600pcm. Lease until  
July 2023. Rates £732.24 per annum approx

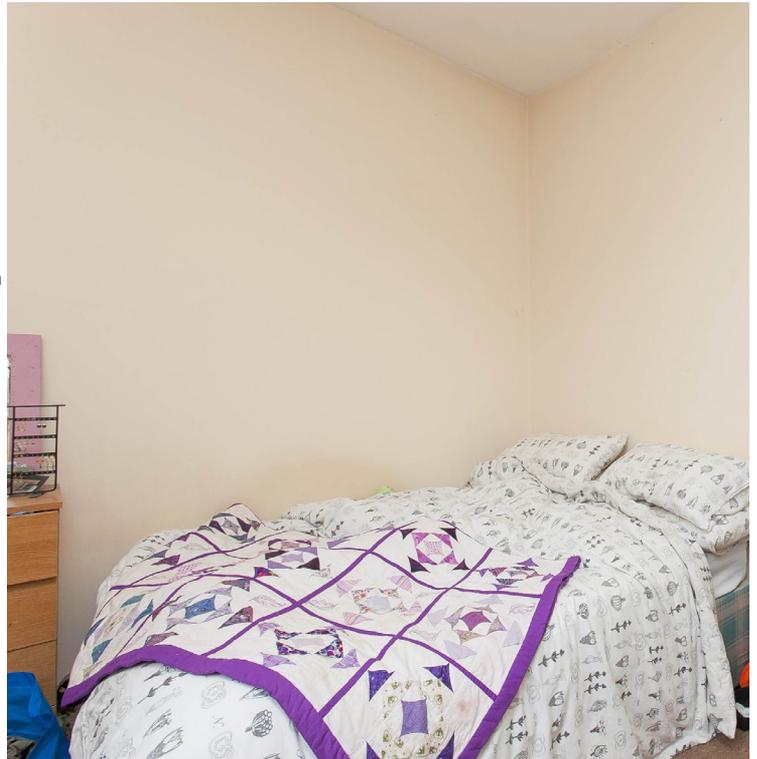
**Apartment 3:** Current Rent £575pcm. Lease until  
June 2023. Rates £650.88 per annum approx

**Apartment 4:** Current Rent £550pcm. Lease on  
a month-month basis. Rates £650.88 Per annum  
approx

**Apartment 5:** Current Rent £470pcm. Lease until  
February 2023. Rates £650.88 per annum approx

### Viewing:

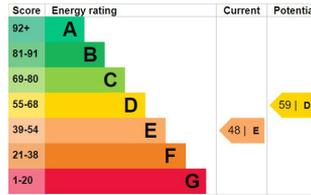
By appointment with Danny McGeown. McGeown  
Estate Agents 02890668555



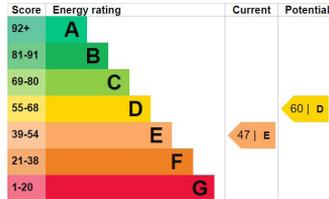
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## Energy Performance Ratings:

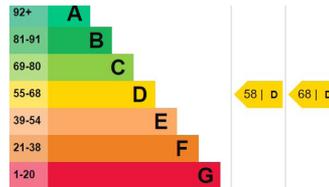
**Apartment 1** - Current 48E/Potential 59D



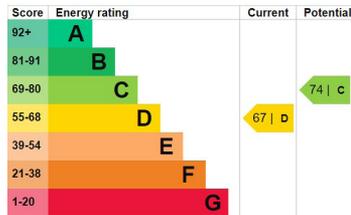
**Apartment 2** - Current 47E/Potential 60D



**Apartment 3** - Current 58D/Potential 68D



**Apartment 4** - Current 67D/Potential 74C



**Apartment 5** - Current 40E/Potential 56D

