



**For Sale**

Portfolio of 15 no. City Centre Apartments  
**College Court Central, King Street, Belfast, BT1 6BZ**

**Riddell  
McKibbin**

For illustrative purposes only

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## SUMMARY

- 15 no. modern 2 bed apartments
- City Centre location
- Available as a single lot
- Great opportunity to acquire city centre apartments within one block
- Sold with Vacant Possession
- Guide Price £1,725,000 exclusive (reflecting £115,000 per apartment).

## LOCATION

The subject properties are located within the College Court Central development in Belfast City Centre on King Street, which links Castle Street and College Avenue. The apartment complex sits adjacent to Queens Universities' 'Elms BT1' Student Accommodation. This central location benefits from easy access to a range of amenities within walking distance such as shops, educational campuses, bars, restaurants and various other leisure facilities which the city centre has to offer.

## MARKET COMMENTARY

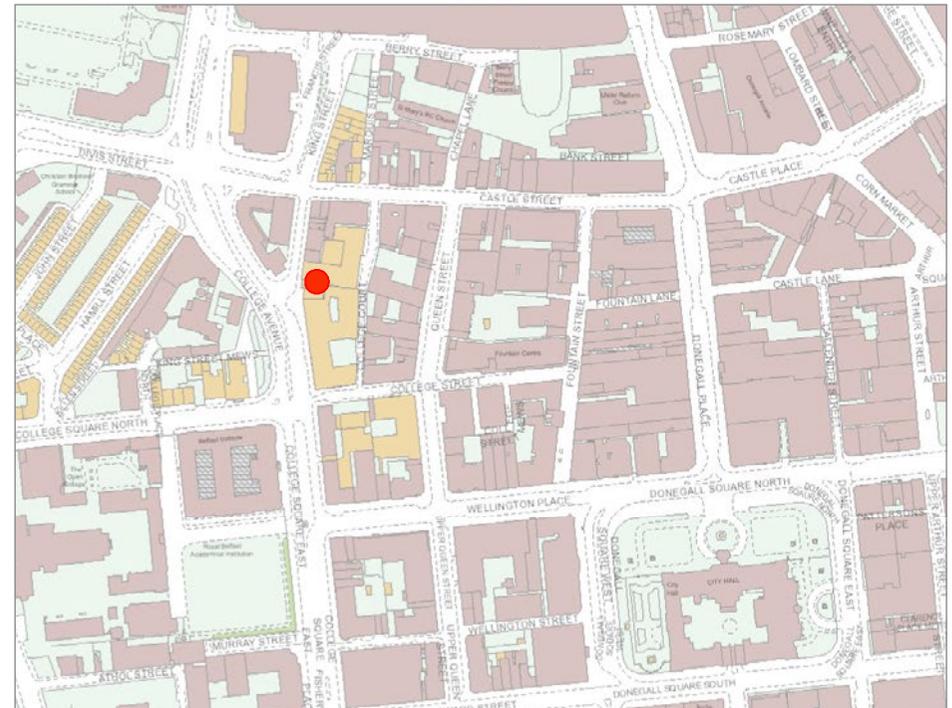
The post-lockdown housing market has displayed considerable resilience with House prices and demand increasing since the market re-opened. The PropertyPal Housing Market Trends Report Q3 2021 notes that house prices across the province have experienced Annual price growth of 7.3% with the All Properties average now reflecting £181,700. The average for apartments reflects £136,200 which has also experienced good annual growth of 5.2%. Belfast's All Properties average price now reflects £194,900.

The PropertyPal report also comments on the growth of the provinces' Rental sector quoting that the average All Properties rent is now £691 per month which reflects an annual growth of 5.6%. The average rent for Apartments is also noted at £705 per month which reflects an annual growth of 4.8%. Looking closer at Belfast the All Properties rent is now £769 per month.

## DESCRIPTION

The subject property is a modern apartment complex which was constructed in c.2009. A number of apartments have been sold and rented privately since construction. The 15no. 2 bed apartments which are available are arranged over floors 1-5 and benefit from lift access. Typical overheads associated with each apartment include:

<b>Service Charge:</b>	<b>£ 1,158.00 p.a.</b>
<b>Insurance:</b>	<b>£ 218.50 p.a.</b>
<b>Average Rates Payable:</b>	<b>£ 602.48 p.a.</b>
<b>Ground Rent:</b>	<b>£ 267.92 p.a.</b>



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## ACCOMMODATION

Typically the apartments comprise 2 no. bedrooms with an ensuite shower room (one has a walk-in dressing room in lieu of ensuite), GFCH, Open plan kitchen, dining & living area, modern bathroom with 3 piece suite and intercom entry system. We have noted below a list of the apartments forming this sale:

Apt Number	Floor	No. Beds	Approx. Size <small>* based on LPS areas</small>	EPC
101	First Floor	2	646 sq.ft	
102	First Floor	2	647 sq.ft	
110	First Floor	2	614 sq.ft	
111	First Floor	2	581 sq.ft	
202	Second Floor	2	646 sq.ft	
213	Second Floor	2	581 sq.ft	
301	Third Floor	2	646 sq.ft	
302	Third Floor	2	646 sq.ft	
306	Third Floor	2	721 sq.ft	
308	Third Floor	2	678 sq.ft	
402	Fourth Floor	2	646 sq.ft	
403	Fourth Floor	2	647 sq.ft	B84
501	Fifth Floor	2	648 sq.ft	B84
503	Fifth Floor	2	649 sq.ft	
513	Fifth Floor	2	581 sq.ft	

## TITLE

We understand the property is held long leasehold for a period of 750 years from 2006 subject to a ground rent of £267.92 per annum per apartment..

## GUIDE PRICE

We are instructed to seek offers for the portfolio as a single lot with offers over £1,725,000 exclusive. Reflecting £115,000 per apartment.



Apartment 501 - Kitchen



Apartment 503 - Living / Dining

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Apartment 503 - Living / Dining



Apartment 301 - Living



Apartment 403 - Ensuite



## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

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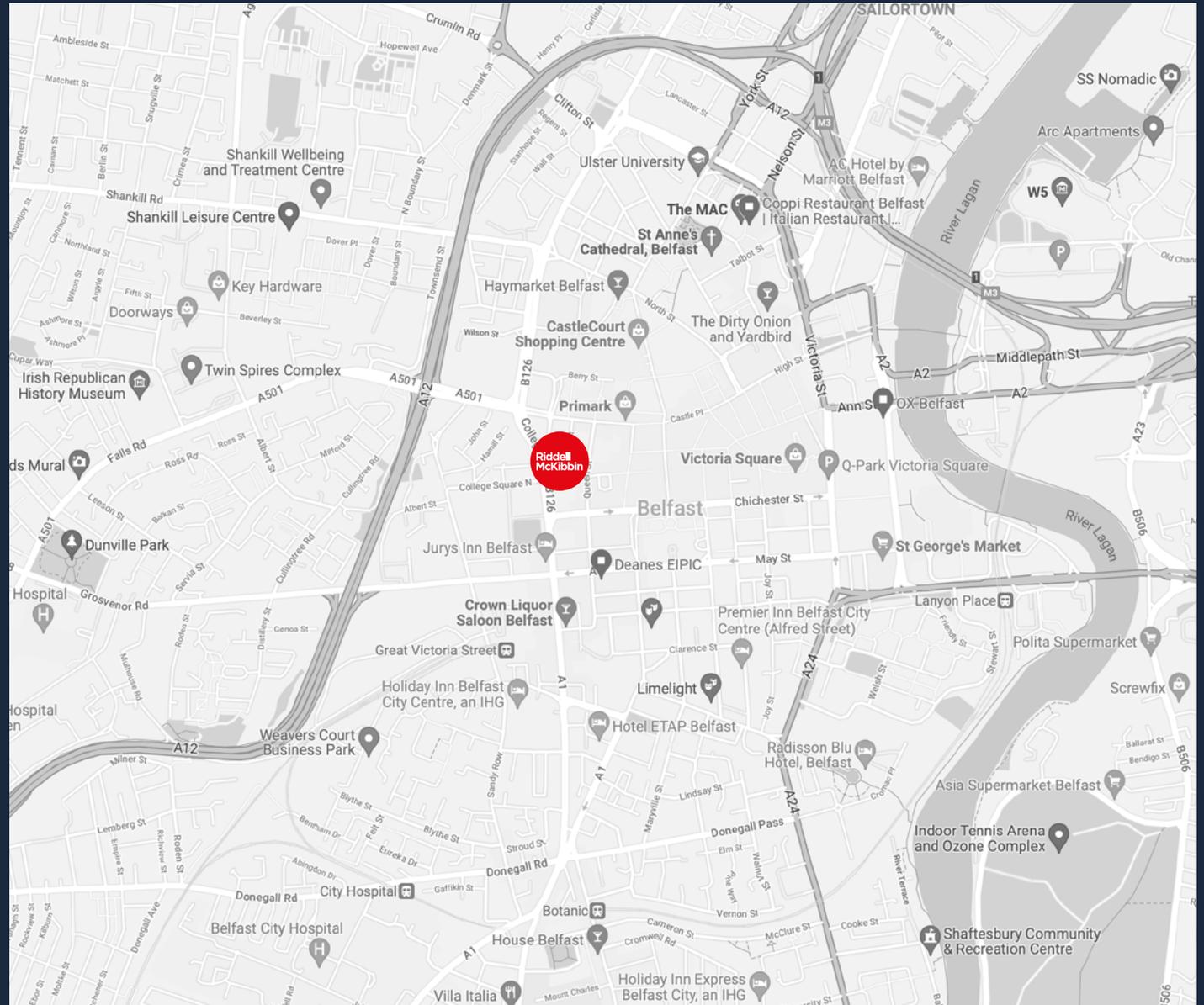
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