

The logo consists of the letters 'OK' stacked above the letter 'T', all in a bold, blue, sans-serif font. The logo is positioned in the top right corner of the image, partially overlapping a yellow triangular graphic element.

TO LET

11 Mowhan Street, Belfast BT9 7HJ

3 Bed Mid-Terrace House

LOCATION / DESCRIPTION

The subject property is ideally situated on Mowhan Street, just off the Lisburn Road and in close proximity to a number of restaurants, cafes, bars and supermarkets.

The property is well serviced by local transport links, being located c. 2.2 miles from the City Centre and 0.4 miles from Adelaide Train Station.

The subject comprises a well presented fully furnished 3-bedroom mid-terraced property which has recently been refurbished to a high standard throughout.

On the ground floor there is a bright and open plan living / dining area and a modern kitchen with high- and low-level cabinets.

On the first floor there are two bedrooms and a modern bathroom with three-piece suite. There is a further bedroom on the second floor which benefits from Velux windows and eaves storage.

Externally there is an enclosed rear yard and a small landscaped area at the front of the property.

The property has gas central heating and PVC double glazed windows.

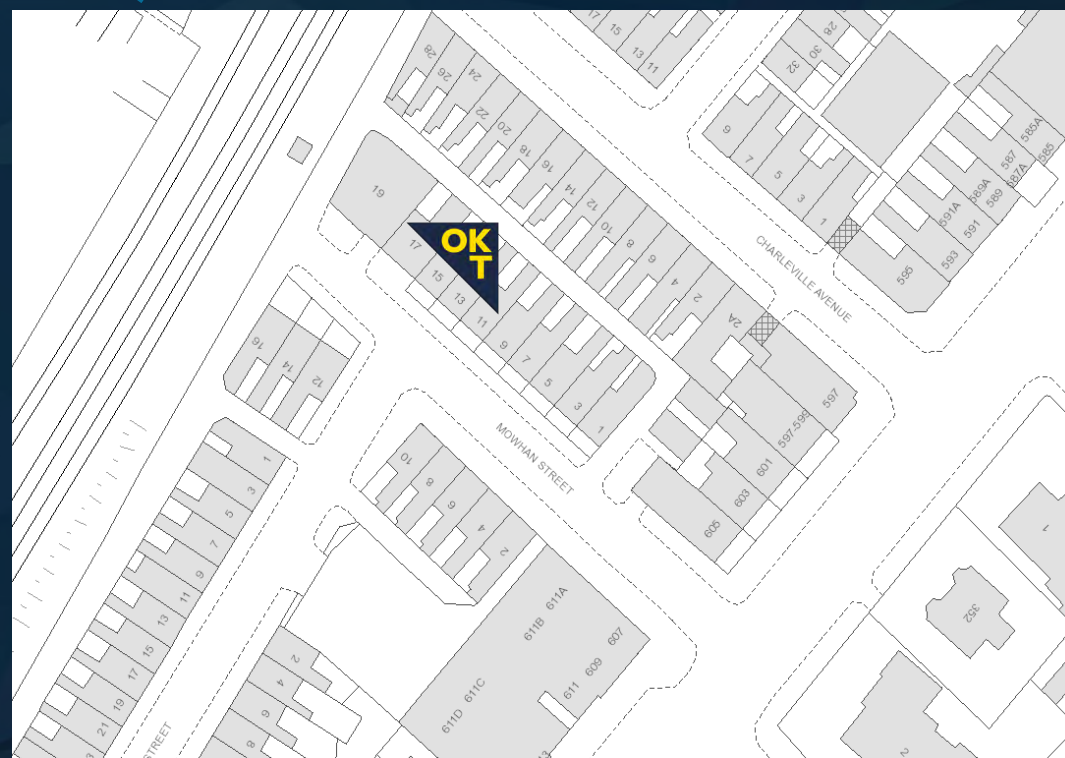
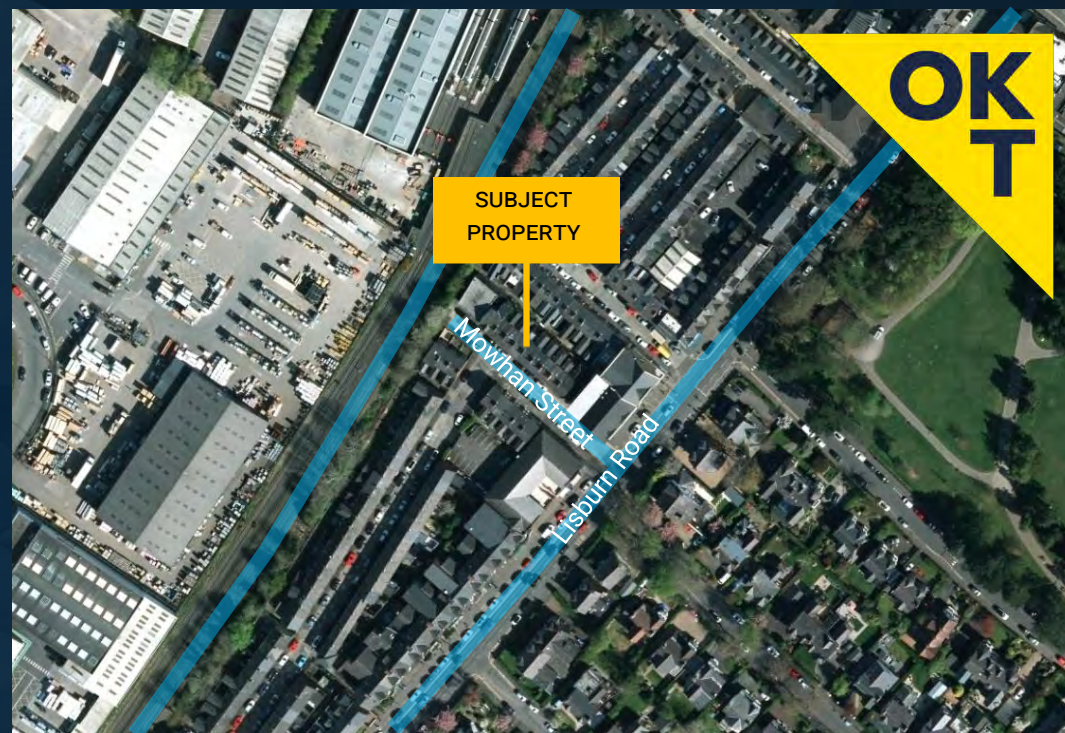
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Hall	c. 4 sq m	c. 44 sq ft
Living / Dining Area	c. 18 sq m	c. 197 sq ft
Kitchen	c. 8 sq m	c. 80 sq ft
FIRST FLOOR		
Bedroom 1	c. 12 sq m	c. 126 sq ft
Bedroom 2	c. 8 sq m	c. 84 sq ft
Bathroom	c. 4 sq m	c. 46 sq ft
SECOND FLOOR		
Bedroom 3	c. 9 sq m	c. 101 sq ft
TOTAL ACCOMMODATION	c. 63 sq m	c. 678 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 9664





LEASE DETAILS

RENT: £1,200 per month.
TERM: Negotiable.
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.
AVAILABILITY: Available immediately.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

Rent is inclusive of rates.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	23 F	
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MARK PATTERSON

mark.patterson@okt.co.uk

JAMES CHRISTIE

james.christie@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at 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 their accuracy is not guaranteed and any intending purchaser or tenant 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 the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.