

**OK  
T**

**TO LET**

**1 Greenville Avenue, Belfast, BT5 5AH**

Newly Refurbished 3-Bed End-Terrace House

# LOCATION

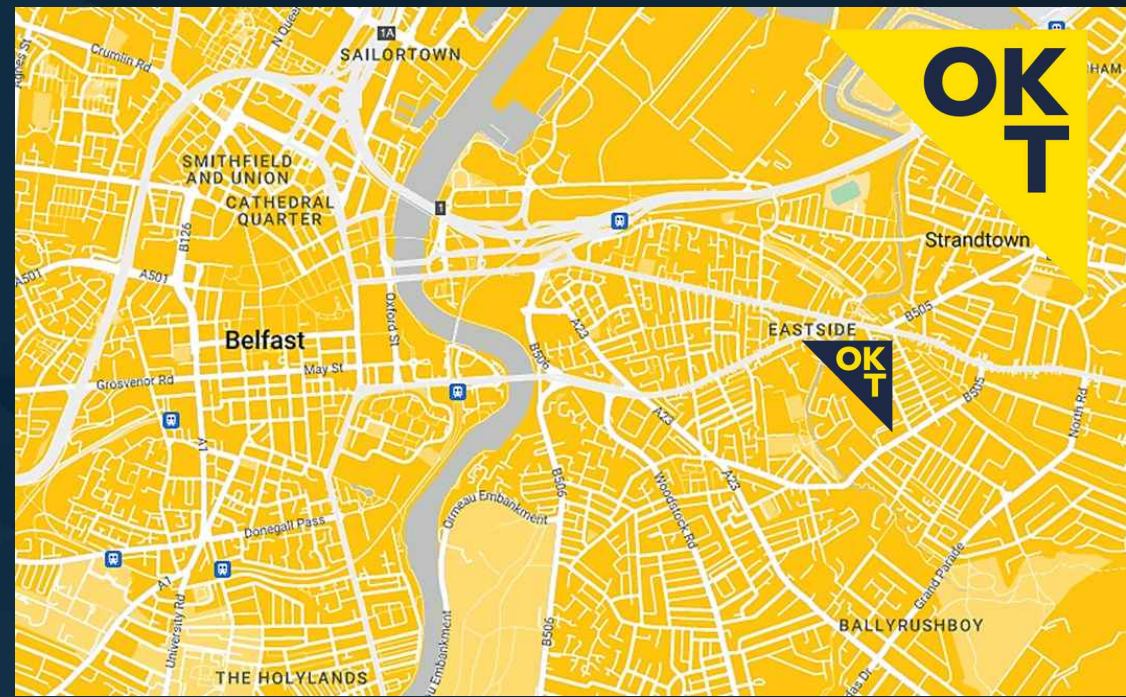
The subject property is located on Greenville Avenue, just off the popular Beersbridge Road in East Belfast and c. 1.9 miles from the City Centre.

The property is situated in close proximity to Connswater Shopping Centre as well as a range of local and national retailers.

# DESCRIPTION

The subject comprises a newly refurbished 3-bedroom end-terrace house. The property is laid out to provide a bright and open plan kitchen / living / dining room on the ground floor with three well-proportioned bedrooms and a family bathroom on the first floor. The kitchen has modern fitted low- and high-level units and the bathroom has a three-piece suite. The property has gas heating and PVC double glazing throughout.

Externally there is a private yard to the rear of the property.



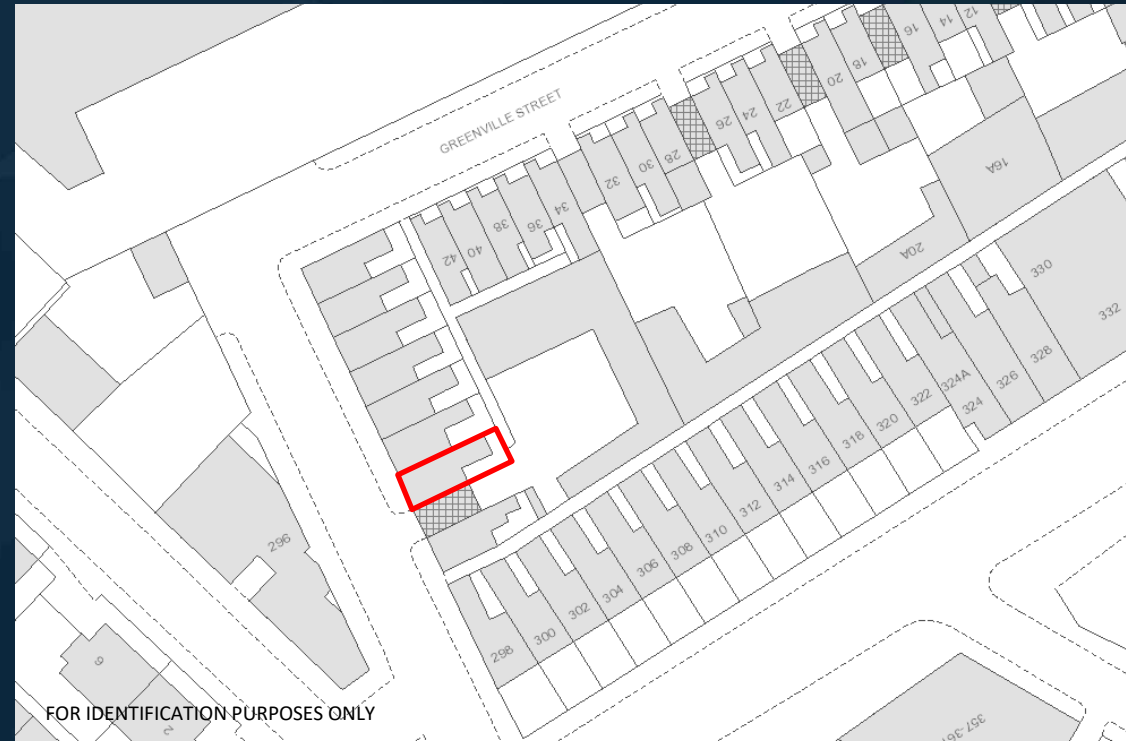
# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Open Plan Kitchen / Living / Dining Room	c. 21 sq m	228 sq ft
Bedroom 1	c. 14 sq m	149 sq ft
Bedroom 2	c. 13 sq m	143 sq ft
Bedroom 3	c. 10 sq m	112 sq ft
Bathroom	c. 8 sq m	85 sq ft
<b>TOTAL ACCOMMODATION</b>	<b>c. 66 sq m</b>	<b>717 sq ft</b>

## 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: 9733



# LEASE DETAILS

RENT: £900 per calendar month  
TERM: Minimum 1 year  
RATES: Included in rent

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.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## EPC (ENERGY PERFORMANCE CERTIFICATE)



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**JAMES CHRISTIE**

[james.christie@okt.co.uk](mailto:james.christie@okt.co.uk)

**LIAM RUSSELL**

[liam.russell@okt.co.uk](mailto:liam.russell@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](http://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.