

**CPS Property
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Apt 75 Bass Buildings, Belfast

Starting Bid: £99,950.00



For sale by CPS Property via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

-Apartment 75, Bass Building, 38 Alfred Street-

Welcome this bright one-bedroom apartment positioned on the first floor of the sought after Bass Building development in the heart of Belfast City Centre. The property benefits from ample natural light through large windows. Positioned on Alfred Street, this apartment benefits from an exceptional city-centre location just moments from Belfast's premier high-street retailers, renowned restaurants, cafés and wine bars. With superb transport links and every amenity, the city has to offer on its doorstep, this is a prime opportunity for professionals, investors, or buyers seeking a dynamic urban lifestyle.

This bright apartment comprises of an open-plan living/kitchen/dining space with ample natural light through large windows facing into the courtyard, a spacious double bedroom and a family bathroom.

Features:

First floor apartment in the City Centre
Spacious double bedroom
Lounge open plan to kitchen, dining area
Family bathroom with white suite
Gas fired central heating
Double glazing throughout
Lift access

Accommodation:

Entrance Hallway

Wood effect laminate flooring.

Open Plan Kitchen, Living, Dining Room 5.15m x 4.65m (widest points)
Fully fitted kitchen with integrated appliances including oven and four ring hob with built in extractor fan, tiled and panelled splashback.

The kitchen area benefits from a range of high and low units offering ample storage space. The open-plan space boasts wood effect laminate flooring and large windows, flooding the space with natural light, making this an ideal space for living and entertaining.

Bedroom 3.16m x 2.71m
Laminate wood effect flooring with

Main Bathroom- 1.75m x 2.15m
Three piece white bathroom suite including shower over bath, sink and wc. This bathroom benefits from vinyl flooring and a tiled surround.

Outside
Secure communal gardens.

To view or make a bid contact CPS Property or iamsold, www.iamsoldNI.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for

conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.