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T



TO LET

16 Cranmore Gardens, Belfast, BT9 6JL

Well Presented 4 Bed Detached House (Unfurnished)

LOCATION

The subject property is situated in Cranmore Gardens, a prestigious avenue accessed via the Malone Road and Lisburn Road.

The property is situated 2.6 miles from Belfast City Centre and is less than 3 minutes' walk to the Lisburn Road which has a range of independent retailers, restaurants, cafes and supermarkets

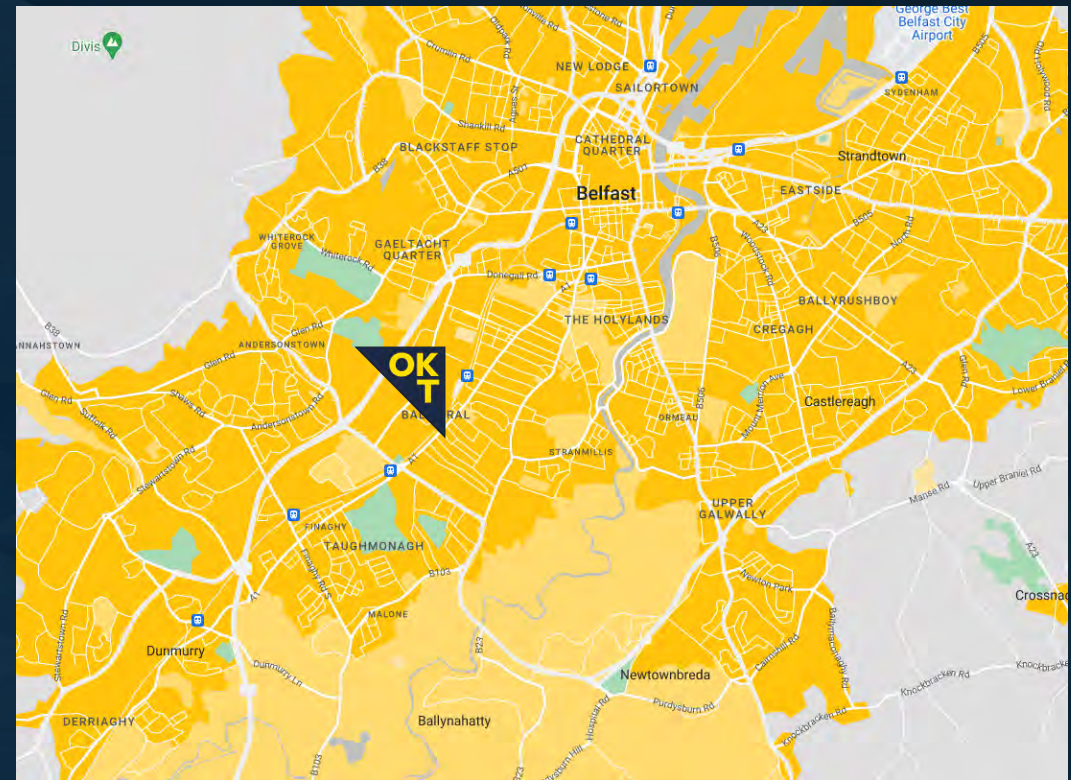
DESCRIPTION

The subject comprises a well presented four-bedroom detached red-brick period property which has been modernised to a high standard throughout.

The entrance hall provides access to the four reception rooms to include the living room, family room, study, and dining room. The dining room is open to the modern kitchen with feature U-shaped island. In addition, there is also a large utility room and separate WC on the ground floor.

On the first floor there are four well-proportioned bedrooms to include the master with large dressing room and en-suite, guest bedroom with ensuite and feature Juliet balcony overlooking the garden and two further bedrooms (one with its own dressing room) which share a jack and jill bathroom.

Externally there is a driveway and area for parking at the front of the property, with a private garden and garage at the rear.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Living Room	23.8 sq m	256 sq ft
Family Room	16.7 sq m	180 sq ft
Dining Room	17 sq m	183 sq ft
Study	10.8 sq m	116 sq ft
Kitchen	36.1 sq m	389 sq ft
Utility	8.7 sq m	93.6 sq ft
WC		
FIRST FLOOR		
Master Bedroom	18.7 sq m	201 sq ft
Dressing Room	14.1 sq m	152 sq ft
En-Suite		
Bedroom 2	13.1 sq m	141 sq ft
En-Suite		
Bedroom 3	18.1 sq m	195 sq ft
Dressing Rom	6.28 sq m	67.6 sq ft
Jack & Jill Bathroom		
Bedroom 4	20.5 sq m	221 sq ft
TOTAL ACCOMMODATION	204 sq m	2,196 sq ft
Garage	36.3 sq m	394 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/uksl/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.

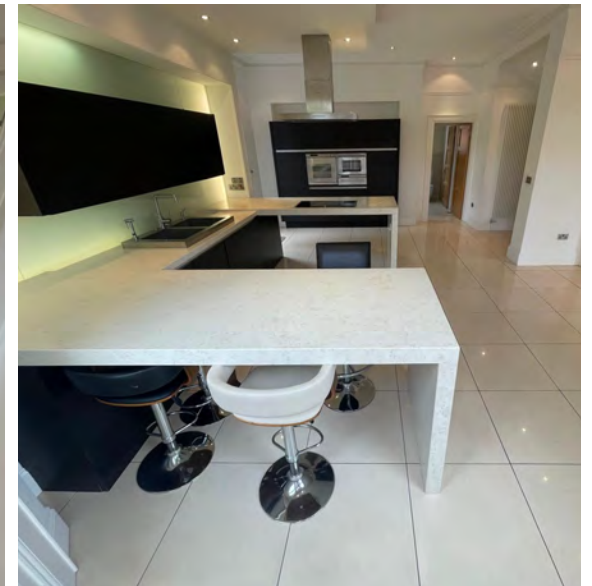
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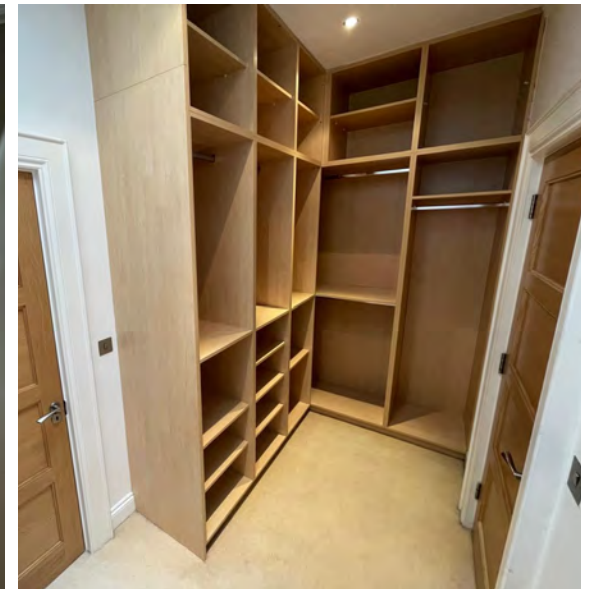
4 Bed Detached House





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4 Bed Detached House



LEASE DETAILS

RENT: £3,000 per month
 TERM: Minimum 1 year agreement
 RATES: Included in rent
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.



EPC (ENERGY PERFORMANCE CERTIFICATE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

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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.