



NICHOLAS
RESIDENTIAL



507 Park Avenue Belfast BT7 1AQ Offers in the region of £245,000

Welcome to 507 Park Avenue!

The popular Park Avenue development is located just off the Dublin Road in Belfast City Centre. Located to the rear of the Clayton Hotel on Ormeau Avenue, the positioning offers easy access to the City Centre and a wide range of social and recreational amenities such as shops, bars and restaurants. The new Belfast Grand Central hub is a 5-minute walk away and is due to open in September.

Internally the property briefly comprises; a welcoming entrance hall with a storage cupboard, and an open-plan living/dining area with access to a south-facing balcony. A modern beech shaker-style fitted kitchen with a range of high and low-level units and built-in appliances. There are two double bedrooms (Master with an Ensuite Shower Room), and a main bathroom with a white three-piece suite. The property also benefits from double-glazed windows, gas-fired central heating, an intercom system and a secure car parking space.

Externally there is a communal rooftop garden area for residents to enjoy.

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- **Luxury Two Bedroom Apartment in the Popular Park Avenue Development in Belfast City Centre**
- **Open Plan Living/Dining Area with access to an Enclosed South Facing Balcony**
- **Modern Shaker Style Fitted Kitchen with Built in Appliances**
- **Utility Room Plumbed for Washing Machine**
- **Two Double Bedrooms (Master with an Ensuite Shower Room)**
- **Family Bathroom with Three Piece Suite**
- **Double Glazed and Gas Fired Central Heating**
- **Secure Car Parking Space**
- **Repainted throughout**
- **Well Presented Throughout and Ideal for a Wide Range of Buyers**




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



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 of representation of fact, but must satisfy themselves by inspection 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.

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