



## 21 Ebor Parade

**Belfast BT12 6NS**

**£950 Per month**

An attractive and well-presented two-bedroom mid-terrace located just off Tates Avenue in South Belfast. The location is close to a wide range of social and recreational amenities on the Boucher and Lisburn Roads with both the Royal and Belfast City Hospitals within 10-minute walking distance.

Internally the property has been modernised and refurbished throughout to provide bright and spacious accommodation briefly comprising a spacious living room & fitted kitchen. On the first floor, there are two good-sized double bedrooms and a three piece shower room. The property also benefits from uPVC double glazing and gas fired central heating.

The property comes furnished and available immediately.

Call 02890 38 83 83 to arrange your personal viewing today!

- Well Presented Mid Terrace Property
- One Reception Room
- Fully Fitted Kitchen
- Two Double Bedrooms
- Three Piece Shower Room
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Furnished
- Available Immediately

### Viewing

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



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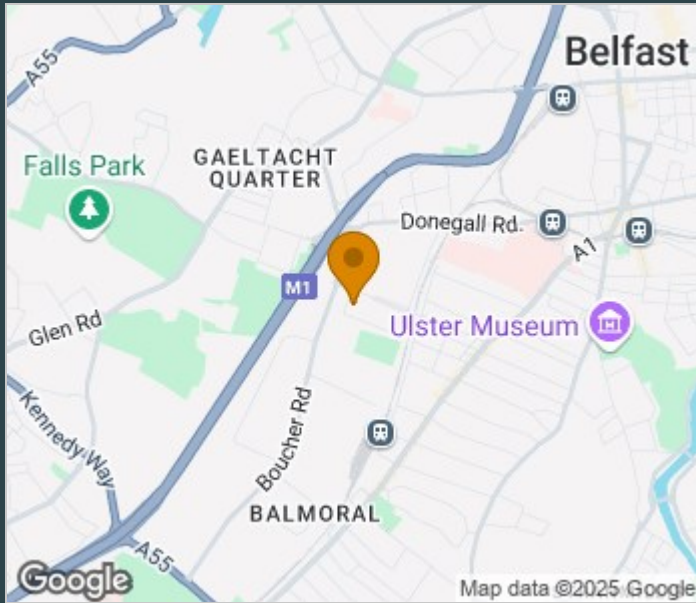


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>72</b>                                                                                                   | <b>74</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Northern Ireland</b>                     | EU Directive 2002/91/EC  |           |



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