



## Room 1 4 Woodcot Avenue, Belfast, BT5 5JA

**£595 Per Month**

- Fully Furnished Modern Double Rooms Available
- Private Ensuite Bathrooms
- Landlord pays Electricity & Wifi
- Tenants responsible to pay Gas
- Available for Immediate Let
- Moments From The City Centre
- Tenants required to pay £10-00 per month clean fee
- Shared communal lounge & kitchen

# Room 1 4 Woodcot Avenue, Belfast BT5 5JA

**\*\*SINGLE OCCUPANTS ONLY\*\***

Are you looking for a luxurious and comfortable house to share with other working professionals in a prime location? Look no further than this lovely property, located just a few minutes from Belfast City Centre with easy access via Public Transport links located within walking distance.

This Beautiful property comes with all appliances, furniture and decor throughout, ideal for all working professionals. Property comes fully furnished and is equipped to the highest standard. Each bedroom comes with its own En-suite bathroom. Access to the rear of the property.

Electricity & WIFI included within rent. Gas will be split between all tenants living in the property. Tenants required to pay £10 per month for communal cleaning.

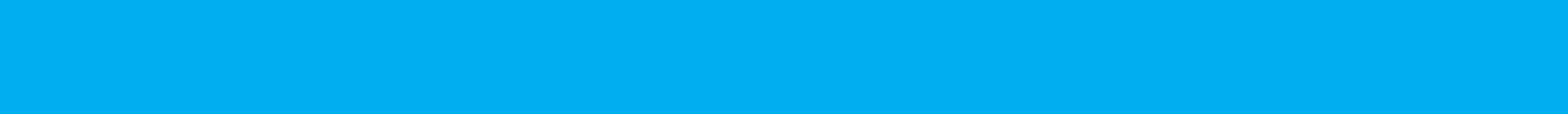
House is suitable for all working professionals, with a minimum tenancy of 6 Months. Deposit and 1 months' rent are required before moving into the property.

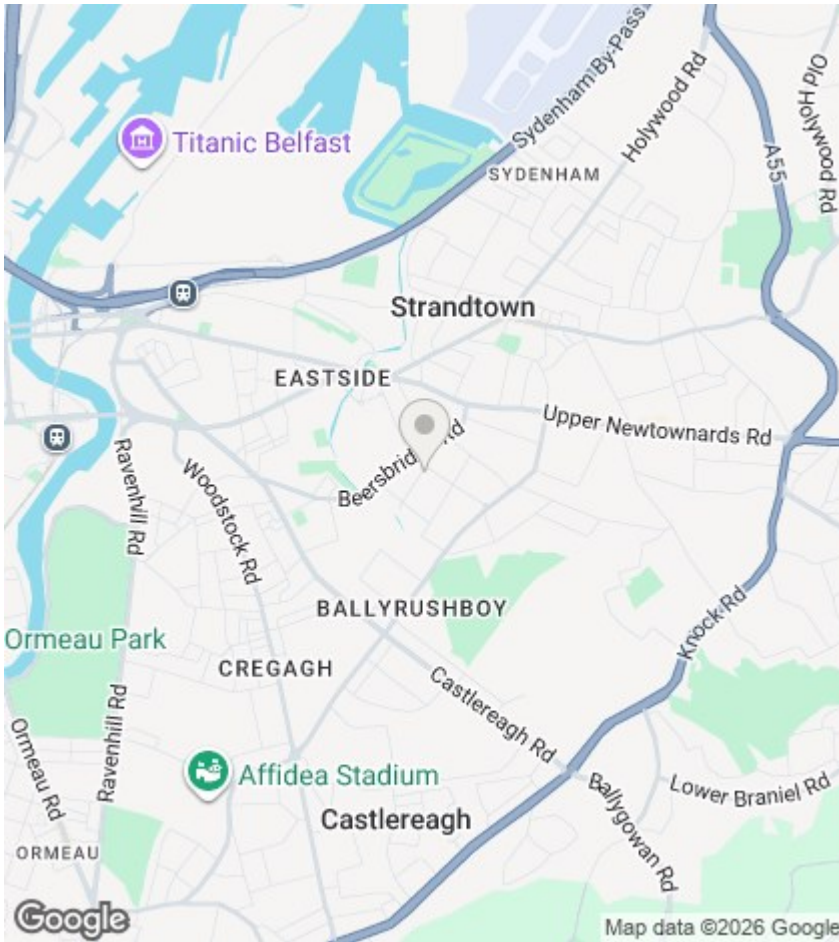
**\*\*The following is strictly prohibited in this property - smoking, parties, loud music and pets.\*\***



Council Tax Band: Northern Ireland







## Directions

## Viewings

Viewings by arrangement only. Call 02890598583 to make an appointment.

## EPC Rating:

C

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>		74	74
(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 