



NICHOLAS  
RESIDENTIAL



## 31 St. Georges Harbour

Belfast BT1 3SG

£1,200 Per month

A 3rd floor two bedroom apartment located in the highly desirable waterfront development St Georges Harbour on the edge of Belfast City centre. The location could not be better, as the apartment is only a few minutes walk to Belfast City Centre, Lanyon Place Train Station and is situated right on the Lagan Towpath which is one of Northern Ireland's most beautiful walking trails and a short drive to all the major link roads in Belfast.

Internally the property briefly comprises; Open plan living/dining area with views over the River Lagan, a separate fitted kitchen with a range of high and low-level units including appliances. Two double bedrooms, the master bedroom has an ensuite shower room and views overlooking the River. The property also benefits from gas-fired central heating, Upvc double glazing and a secure allocated parking space.

The property is available from the 7th of April 2025 and comes furnished.

Contact us on 02890388383 to arrange your personal viewing today!

### Viewing

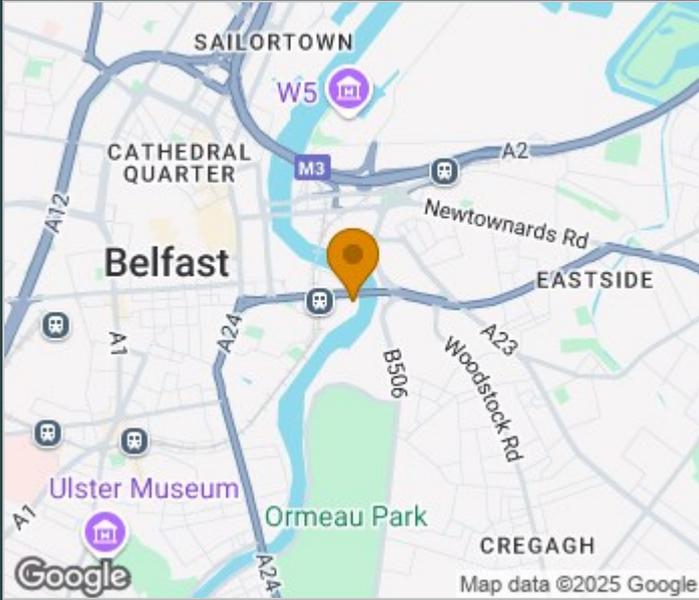
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Luxury 3rd Floor Apartment in the Riverside Development St Georges Harbour Development
- Open Plan Living/Dining Area with Views Over the Lagan River
- Fitted Kitchen with a Range of High and Low Level Units Includes Appliances
- Two Bedrooms
- Master Bedroom with an Ensuite Shower Room
- Gas Fired Central Heating
- Upvc Double Glazed
- One Parking Space
- Furnished
- Available From 7th April 2025



## 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>	<b>83</b>	<b>83</b>
(69-80) <b>C</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	



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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