



NICHOLAS
RESIDENTIAL



42 St. Ives Gardens

Belfast BT9 5DN

£2,400 Per month

Welcome to 42 St. Ives Gardens!

An HMO registered six bedroom townhouse located just off the Stranmillis Road in South Belfast. Conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria hospital.

Downstairs comprises of one double bedroom, an oak fitted kitchen with a wide range of appliances open plan to dining area & a separate WC. The first floor comprises two double bedrooms with en-suite shower rooms & a white three piece bathroom suite. The second floor comprises one double bedroom with en-suite shower room & two double bedrooms. The property is further enhanced by gas-fired central heating and double glazed windows throughout.

The property is furnished and available from the 10th of July 2024.

Call 02890 388383 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.

- 6 Bed HMO Registered Townhouse Off The Stranmillis Road
- Oak Fitted Kitchen Open Plan To Dining Area
- Downstairs WC
- 6 Double Bedrooms - Three With En-suite Shower Rooms
- White Three Piece Bathroom Suite
- Gas Fired Central Heating & Fully Double Glazed
- Fully Furnished
- Available From The 10th of July 2024



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(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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