



NICHOLAS  
RESIDENTIAL



## 11A Eglantine Gardens

Belfast BT9 6EZ

£850 Per month

Welcome to 11a Eglantine Gardens!

This is a ground floor apartment located ideally off the highly desirable Lisburn & Malone Road areas of South Belfast. The location is within a few minute's walk of shops, cafes, bars and restaurants, with easy access to Belfast City Centre. Motorway and transport links are close by along with Queen's University, the City and Royal Victoria and hospitals.

The apartment comprises of an open plan kitchen/dining area, a modern white high gloss fitted kitchen with appliances, two double bedrooms & three-piece shower room. Further benefits include gas-fired central heating & fully double-glazed.

The property comes furnished & is available for move-in from the 6th of September 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.

- Ground floor apartment located off the Lisburn & Malone Roads
- Modern white high gloss fitted kitchen with appliances
- Kitchen open plan to dining area
- Two double bedroom
- Three piece shower room
- Gas fired central heating & uPVC double glazed
- Fully furnished
- Available from the 6th of September 2024
- Walking distance to Queens, City Hospital and an abundance of cafes & bars
- Enclosed yard to rear




## 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>62</b>	<b>67</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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