



NICHOLAS
RESIDENTIAL



2 Kingscourt Avenue

Belfast BT6 9AN
£950 Per month

Welcome to 2 Kingscourt Avenue!

This is a great opportunity to rent a spacious duplex apartment ideally located in the heart of East Belfast. The popular Woodstock & Castlereagh Roads are within walking distance with regular transport available into the City Centre along with an abundance of local amenities & schools.

Accessed via its own front door, on the first floor is a large open plan living/kitchen/dining area with access to roof terrace - a utility room, one bedroom/study & a storage cupboard. The second floor comprises a large landing area suitable for office space, three double bedrooms - the master benefits an en-suite shower room and a separate white three piece family bathroom.

Further benefits include one off street parking space, gas fired central heating & uPVC double glazed.

The property comes unfurnished and is available from the 1st of December 2024.

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

Viewing

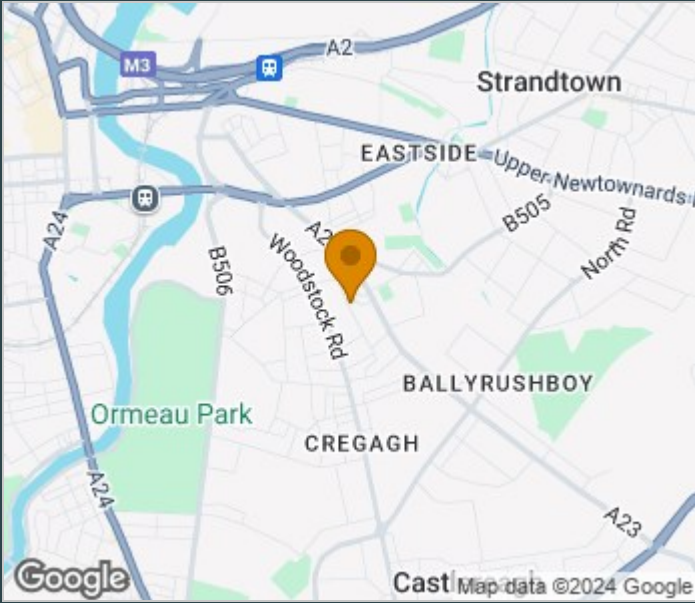
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful duplex apartment located in the heart of East Belfast
- Not HMO registered
- Open plan living/kitchen/dining area
- Roof terrace accessed via living area
- Separate utility room & storage cupboard on 1st floor
- Four bedrooms - master with en-suite shower room
- White three piece bathroom suite
- One off street parking space
- Gas fired central heating & uPVC double glazed
- Unfurnished & available from the 1st of December 2024



Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(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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