



NICHOLAS  
RESIDENTIAL



## 45 Sandhurst Gardens

Belfast BT9 5AX

£950 Per month

Welcome to 45 Sandhurst Gardens!

A mid-terrace property located in the Stranmillis area 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, Queen's University, the City and Royal Victoria and hospitals.

Downstairs comprises two reception rooms & a fitted kitchen with the a wide range of appliances and dining area. Upstairs are two double bedrooms and a white three piece bathroom suite. The property also benefits from Upvc double-glazed windows and gas fired central heating.

There is an enclosed yard area to the rear.

The property comes furnished and is available 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.

- Mid terrace property located in Stranmillis
- Two separate reception rooms
- Fitted kitchen with a wide range of appliances & space for dining
- Two double bedrooms
- White three piece bathroom suite
- Gas fired central heating & uPVC double glazed
- Enclosed yard area to the rear
- Furnished & available from the 6th of September 2024



## 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>73</b>	<b>73</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		

**Northern Ireland**

EU Directive  
2002/91/EC



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