



NICHOLAS  
RESIDENTIAL



## Apt 46 Titanic Walk 7 Ballymacarrett Road Belfast BT4 1BT £895 Per month

Welcome to 46 Titanic Walk!

This beautiful two bedroom ground floor apartment is located within a secure gated development off the Ballymacarrett Road. Belfast City Centre is within walking distance with its many bars, restaurants and cafe's providing an excellent base for both social and work opportunities and will have great appeal due to its stylish and spacious interior as well as its convenient location.

The apartment comprises of a modern high gloss fitted kitchen with integrated appliances, open plan to a bright & spacious living dining area with patio doors to communal garden area, a master bedroom with an en-suite shower room, one small bedroom/study & a separate white three piece bathroom suite. Further benefits include gas fired central heating & gated parking.

A deposit and the first month's rent are payable in advance. The property is furnished and available from the 24th of May 2024.

Call 02890 388383 to arrange your personal viewing today!

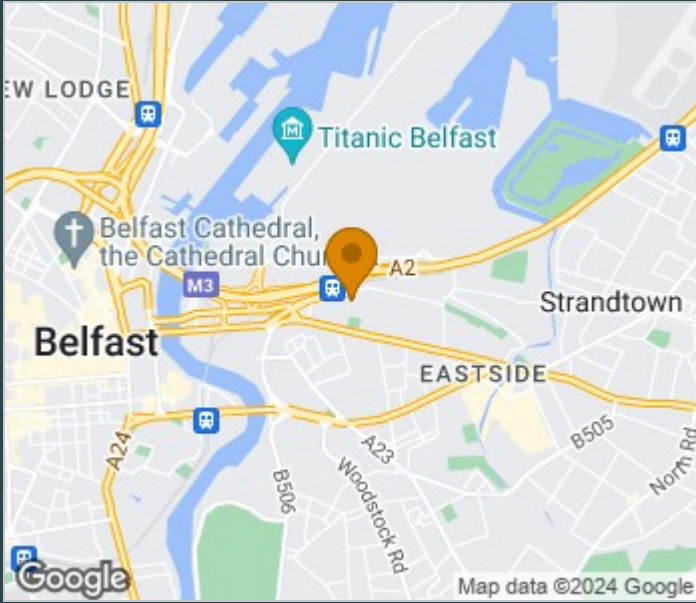
- Ground floor apartment ideally located close to Belfast City Centre
- Modern high gloss fitted kitchen with built in appliances
- Open plan living/kitchen/dining area
- Patio doors in living room to communal garden area
- Master bedroom with en-suite shower room
- One single bedroom/study room
- Modern three piece bathroom suite
- Gas fired central heating
- Secure gated parking
- Furnished & available from the 24th May 2024

### Viewing

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




## 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>79</b>	<b>79</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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