



NICHOLAS  
RESIDENTIAL



## Apt 804 College Central 4 College Avenue

, Belfast, BT1 6BD  
£975 Per month

Welcome to 804 College Central!

A well-presented two bedroom 8th-floor apartment in the highly sought-after College Central development in Belfast City Centre. The development is ideally located for those working in the City centre and offers easy access to many social and recreational amenities such as shops, bars and restaurants.

Internally the property comprises a welcoming entrance hall with a storage cupboard housing a gas boiler and a washer dryer. A bright open plan living/dining/kitchen area, a modern fully fitted kitchen with a range of appliances, two double bedrooms (master with an ensuite shower room) and a modern bathroom with a white three-piece suite. The property also benefits from gas-fired central heating and uPVC double glazing.

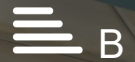
This property is available immediately and comes fully furnished.

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.

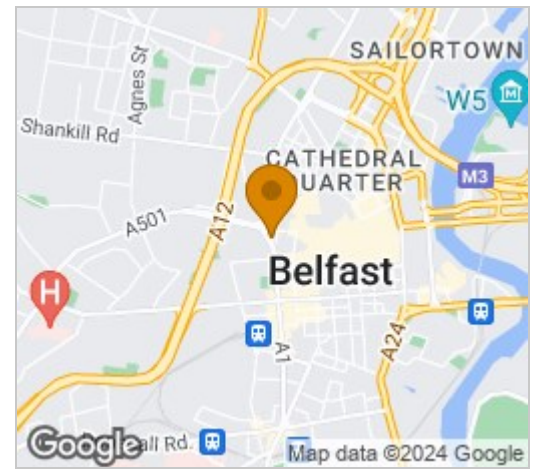
- Well Presented 8th Floor Apartment with Fantastic Views over the City and Black Mountain
- Open Plan Living/Dining/Kitchen Area
- Modern Shaker Style Fitted Kitchen with Appliances
- Two Double Bedrooms (Master with an Ensuite Shower Room)
- Modern Bathroom with a White Three Piece Suite
- Gas Fired Central Heating
- uPVC Double Glazed
- Fully Furnished
- Onsite Janitor, Lift Access and Intercom System
- Available Immediately for 12 Months



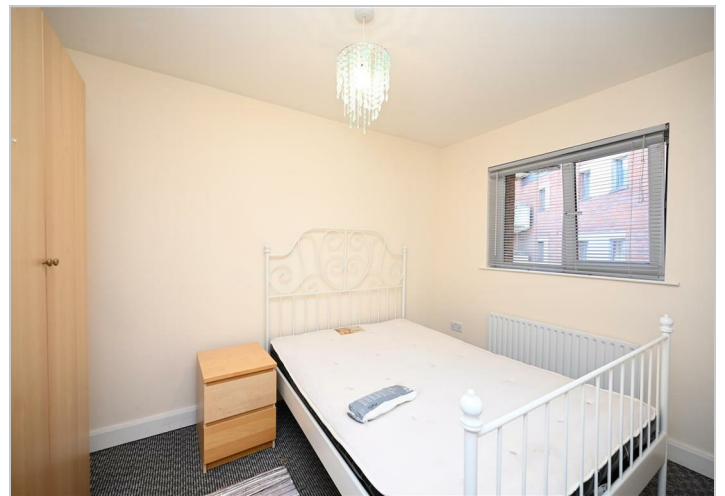
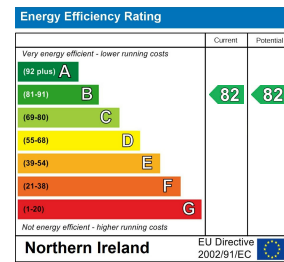
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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