



NICHOLAS  
RESIDENTIAL



## Apt 20 6 Danesfort Park North Belfast BT9 5RB £2,300 Per month

Welcome to Apt 20, 6 Danesfort Park North!

This is a fantastic opportunity to rent a simply stunning penthouse duplex apartment ideally located in the beautiful Danesfort Park development in BT9 South Belfast.

The first floor comprises a welcoming entrance hall with multiple storage cupboards, three reception rooms with balcony areas, a modern white gloss fitted kitchen with built in appliances, a separate utility room plumbed with white goods, one large double bedroom with walk in wardrobe & white four piece en-suite and a separate white three piece bathroom suite.

The second floor comprises three large double bedrooms, the master bedroom boasts a walk in dressing

- Stunning 2500 sq. ft penthouse apartment located in BT9
- Three reception rooms with balcony areas
- White high gloss fitted kitchen with built in appliances
- Separate utility room plumbed with white goods
- Four large double bedrooms - two with walk in dressing areas
- Two bathrooms on first floor, One bathroom on second floor
- Gas fired central heating
- Two allocated parking spaces in gated development
- Lift access & intercom system
- Furnished & available from 9th of August 2024

### Viewing

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




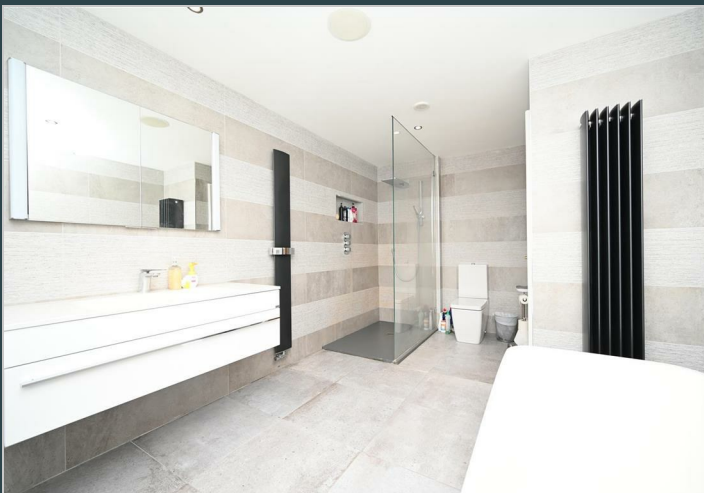
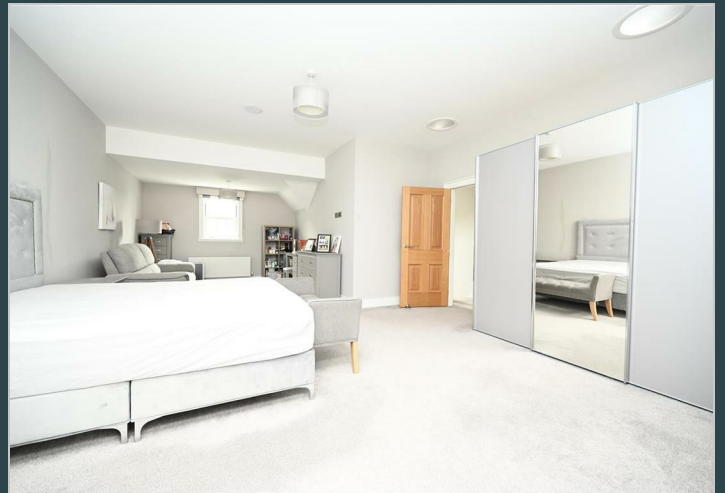
## Area Map

## 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>81</b>	<b>82</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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