# NR
# NICHOLAS
## RESIDENTIAL

# Apt 41 The Gallery 71 Dublin Road

## Belfast BT2 7HG
## Asking price £139,000

**Welcome to Apartment 41 The Gallery!**

This is a fantastic opportunity to purchase a chain free apartment ideally located on the Dublin Road in Belfast City Centre. The location is ideal for those wanting easy access to a wide range of social and recreational amenities close by including shops, bars and restaurants.

Located on the 6th floor, the apartment comprises of a welcoming entrance hall with storage cupboard, an open plan kitchen/living/dining area with built in appliances and stunning views over Belfast, one double bedroom with built in slide robes and a modern white three piece bathroom suite.

Further benefits include gas fired central heating, uPVC double glazing, lift access & bicycle storage room.

Rates £818.82 per year - CSM Management Company - £1850 per year approx

Call 02890 388383 to arrange your personal viewing today!

- **Chain free 6th floor apartment in Belfast City Centre**
- **Entrance hall with storage cupboard**
- **Open plan living/kitchen/dining area**
- **Fitted kitchen with built in appliances**
- **One double bedroom with built in slide robes**
- **Modern three piece bathroom suite**
- **Gas fired central heating & UPVC double glazed throughout**
- **Lift access, bicycle storage room, intercom system**
- **Rates £818.82 per year - CSM Management Company - £1850 per year approx**
- **Stunning views over Belfast and beyond**

## Viewing

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

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## Area Map



Google           Map data ©2024

## Energy Efficiency Graph

### Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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

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