



NICHOLAS  
RESIDENTIAL



## Apt 41 The Gallery 71 Dublin Road Belfast BT2 7HG By auction £124,950

For sale by Nicholas Residential via the Iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

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

- Chain free 6th floor apartment in Belfast City Centre
- Cash buyers only - no building warranty - high contingency fund in place
- 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.




## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</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>		
<i>Not energy efficient - higher running costs</i>		
<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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>