



NICHOLAS  
RESIDENTIAL



## 72 Salisbury Court

Belfast BT7 1DD

£1,100 Per month

Welcome to 72 Salisbury Court!

A well presented ground floor apartment located just off 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.

Internally this spacious apartment briefly comprises; one generous reception room a fitted kitchen with appliances provided, two double bedrooms and a modern white three-piece bathroom suite. The property also benefits from gas-fired central heating, double-glazed windows, allocated parking space & an enclosed patio area to the rear.

The apartment comes furnished and is available to move in straight away.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

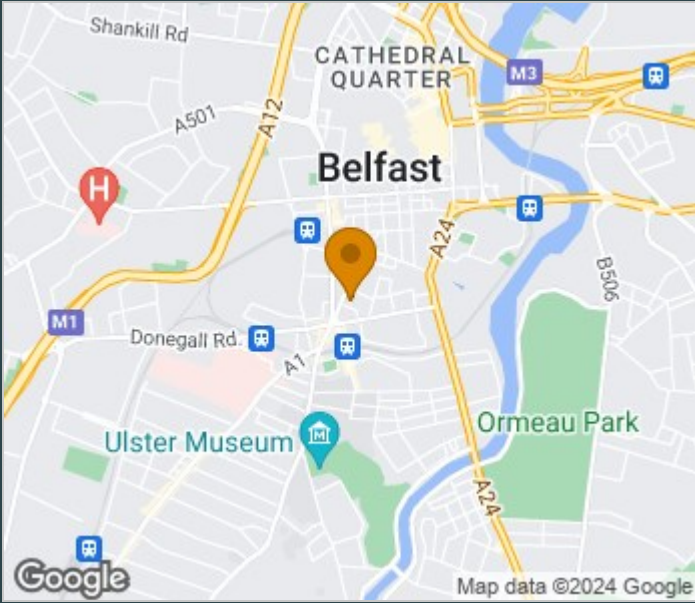
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- A Modern and Well Presented Ground Floor Apartment
- One Reception Room
- Modern White Fitted Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with White Three Piece Suite
- Gas Fired Central Heating
- Double Glazed
- Parking Space to the Front with an Enclosed Patio Area to the Rear
- Fully Furnished
- Available Immediately




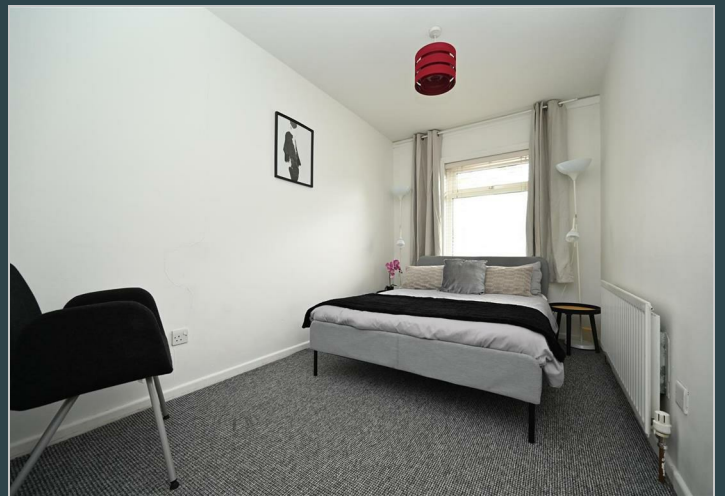
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            | <b>76</b>   | <b>76</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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