



**NICHOLAS**  
RESIDENTIAL



## Apt 41 The Gallery 71 Dublin Road Belfast BT2 7HG £1,000 Per month

This is a fantastic opportunity to rent an 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.

Please note the property will be up for sale during the tenancy to cash buyers only. We will aim to get a buyer who will take on the tenancy - though a break clause of 8 weeks notice will be included should a buyer want vacant possession.

The property comes furnished and is available immediately.

Call 02890 388383 to arrange your personal viewing today!

- 6th floor apartment located in Belfast City Centre
- 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
- Stunning views over Belfast and beyond
- Furnished & available immediately
- Will be up for sale during tenancy

### 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.

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