



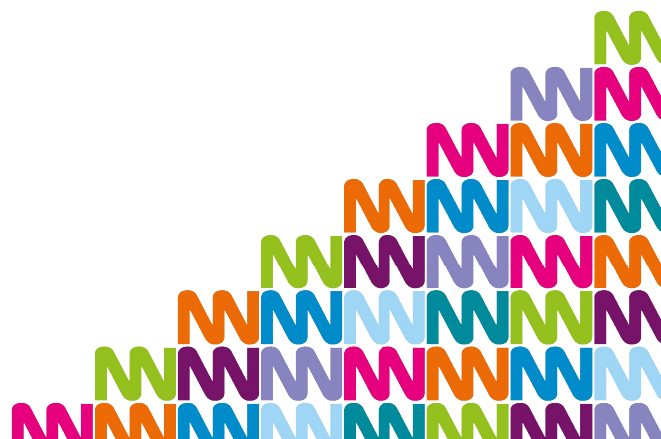
## 38 Ava Park

Belfast  
BT7 3BX

£850 PCM

- Three Bedroom Mid Terrace
- EPC E 54
- Open Plan Kitchen/Living/Dining Area
- Study Area
- Modern Shower Room
- Floored Roof Space
- Enclosed Rear Yard
- Oil Fired Central Heating
- No Tenant Application Fees
- Contact: [Philip@quinnestateagents.com](mailto:Philip@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			





Welcome to Ava Park, Belfast - a charming location that could be the perfect setting for your new home! This terraced house offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom, providing just the right amount of space for a comfortable lifestyle.

Situated in a centrally located area, this property boasts flexible accommodation that can easily be tailored to suit your needs. The enclosed rear yard adds a touch of privacy and outdoor space, perfect for enjoying a morning coffee or hosting a small gathering with friends.

With applications now being accepted, you have the opportunity to secure this lovely home for yourself. Don't miss out on the chance to move into this inviting property in mid-October and start creating new memories in this wonderful neighbourhood. Embrace the warmth and character of this house and make it your own.

### Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

### Housing Benefit or DHSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

### Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.

### Rates

The landlord pays for the rates of this property.



For any enquiry relating to this property, please contact

**Aoibheann Dagens**

[aolibheann@quinnestateagents.com](mailto:aolibheann@quinnestateagents.com)  
07710308955

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.