



8 RUGBY SQUARE

Belfast, BT7 1PY

Offers around **£169,950**

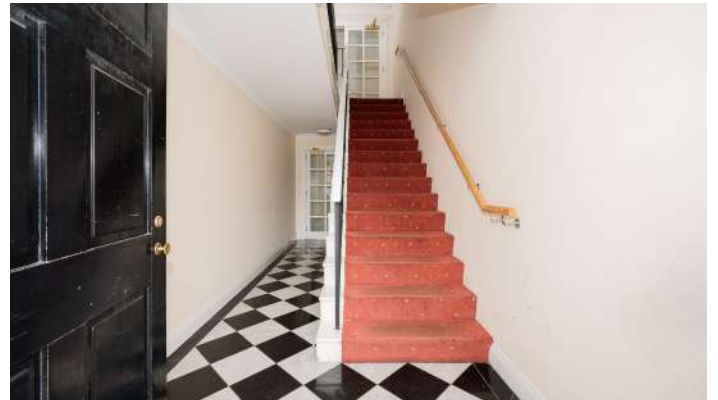


GROUND FLOOR APARTMENT | 2  | 2  | 1 

We are delighted to bring to the market this superb two bedroom ground floor apartment located in a secure gated development within minutes of Queen University and Belfast City Centre.

KEY FEATURES

- Ground Floor Apartment Located Within Minutes of Queens University and Belfast City Centre
- Ease of Access to Many Local Amenities, Shops Restaurants and Bars
- Excellent Location to Transport Links
- Two Well Proportioned Bedrooms, Principal with Ensuite Shower Room
- Modern Fitted Kitchen Open Plan to Living and Dining Area
- Family Bathroom with White Suite
- Gas Fired Central Heating
- Double Glazed Sliding Slash Windows
- Intercom System
- Secure Development with Electronic Gates
- Allocated Car Parking Space with Additional Visitor Parking
- Broadband Speed - Ultrafast
- No Onward Chain



ROOM DETAILS

Ground Floor

- Reception Hall
- Kitchen/Living/Dining
23'5" x 11"
- Bedroom One with En
Suite
12'5" x 11'7"
- Bedroom Two
15'8" x 8'7"
- Family Bathroom



DIRECTIONS

Travelling along University Street in the direction of Botanic Avenue, turn left on to Rugby Road. Continue along Rugby Road. Rugby Parade is the last left turn. Rugby Square Development is at the end of Rugby Parade.



THE LOCAL AREA

South Belfast has no shortage of charming postcodes and beautiful green spaces which residents can enjoy. Living in the South part of the city means you are never too far from the hustle and bustle of the city centre.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	74	79
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient - higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

