



NICHOLAS  
RESIDENTIAL



## Apt 1 52 North Parade

Belfast BT7 2GG

£1,100 Per month

Welcome to Apt 1, 52 North Parade!

A stunning one-bedroom ground floor apartment which has been refurbished throughout to provide bright and spacious accommodation. No expense has been spared to ensure the property is energy-efficient with an Airsource Heatpump providing low running costs. The property is located in a prestigious tree-lined street just off the Ormeau Road providing easy access to a wide range of social and recreational amenities such as Forestside Shopping Centre, Ormeau Park and numerous coffee shops, restaurants and bars. There are good public transport links with a regular service to the City Centre.

Internally the property briefly comprises; A bright and spacious reception room leading to the kitchen area with a wide range of high and low-level units, a breakfast bar and built-in appliances. There is a contemporary shower room with a walk-in shower enclosure, vanity sink unit and dual flush W.C. There is one double bedroom with fitted bedroom furniture. The property also benefits from uPVC double glazing, an energy-efficient Airsource Heat Pump heating system and a video intercom system.

Contact us on 02890388383 to arrange your personal viewing.

### Viewing

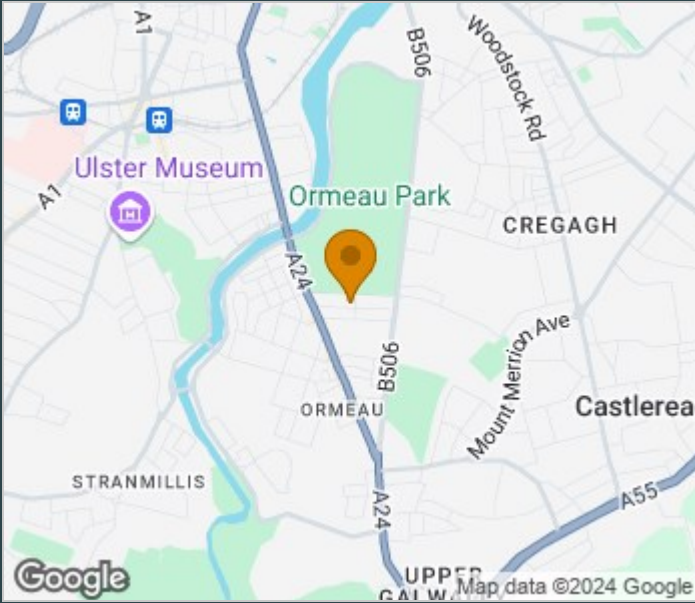
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Luxury Refurbished Ground Floor Apartment in a Tree Lined Street off the Ormeau Road
- Spacious Reception Room
- Modern Fitted Kitchen with Appliances and Breakfast Bar
- Contemporary Shower Room
- One Double Bedroom
- Air Source Heat Pump Heating System
- uPVC Double Glazed
- Video Intercom System
- Fully Furnished and Available Immediately
- Popular and Convenient Location




## 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>	<b>79</b>	<b>81</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>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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