



NICHOLAS  
RESIDENTIAL



## 35 Surrey Street

Belfast BT9 7FR

£1,200 Per month

A mid-terrace property which has been tastefully finished throughout to provide bright and spacious living accommodation just off the highly desirable Lisburn Road area of South Belfast. The location is within a few minute's walk of shops, cafes, bars and restaurants, with easy access to Belfast City Centre & Adelaide Train station.

Downstairs comprises one living room, a newly fitted kitchen with appliances open plan to generous living/dining are. On the first floor, there are three good-sized bedrooms and a three piece shower roo,. The property also benefits from Upvc double-glazed windows and gas-fired central heating.

Please note the property doesn't have an HMO licence so would only be suitable for a family or two individuals.

The property is available immediately and comes furnished.

Call 02890 388383 to arrange your personal viewing today!

- Beautiful mid terrace property
- Separate reception room front of house
- Luxury fitted kitchen with appliances
- Kitchen open plan to living/dining area
- Three generous bedrooms - NOT HMO
- Contemporary shower room
- Gas fired central heating
- Furnished
- Popular & convenient area of BT9 off the Lisburn Road
- Available immediately

### Viewing

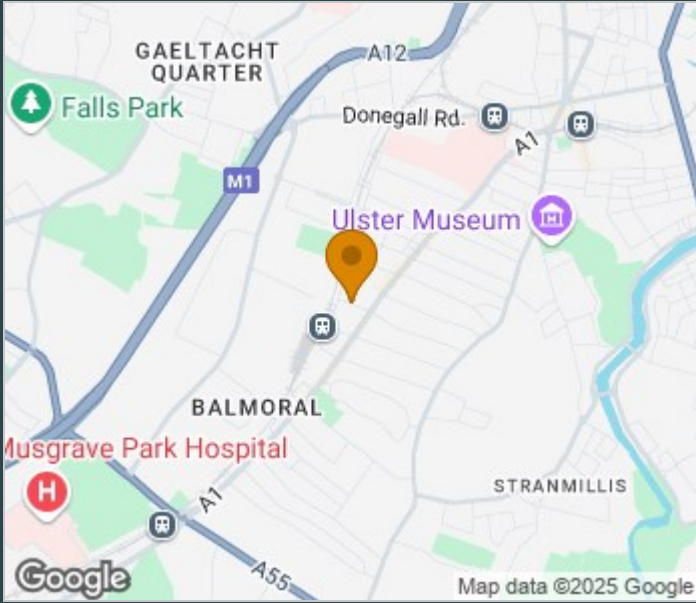
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.





## Area Map

## Energy Efficiency Graph

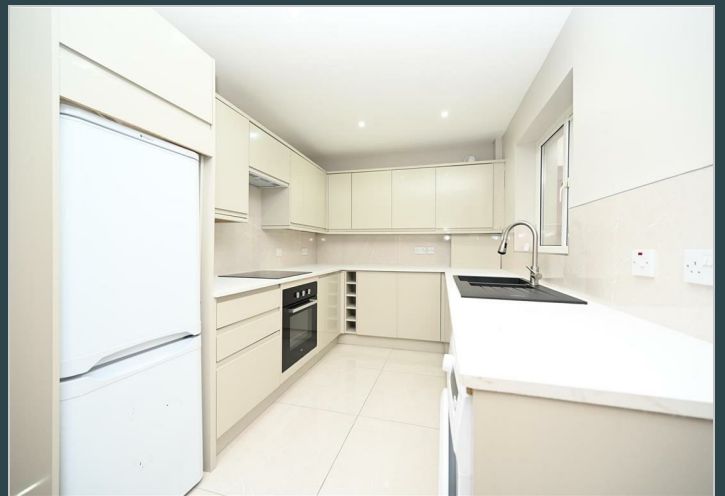
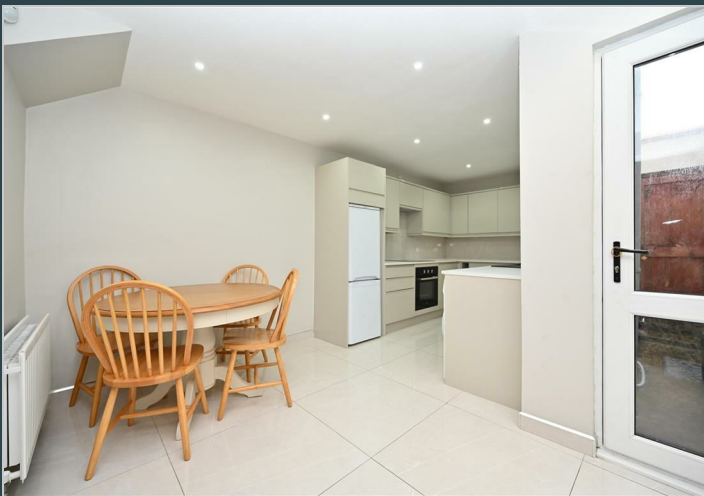


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive  
2002/91/EC



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