



**NICHOLAS**  
RESIDENTIAL



## 18 Ashley Drive

Belfast BT9 7BE

£995 Per month

A two-bedroom mid-terrace located off the Lisburn Road in the heart of BT9. The area is well known for its wide range of social and recreational amenities such as shops, bars and restaurants.

Internally the property briefly comprises; one reception room, a fitted kitchen with appliances & ample space for dining, a shower room on the ground floor and two double bedrooms on the 1st floor. The property also benefits from gas-fired central heating and uPVC double glazing.

Externally there is an enclosed yard to the front and a stoned patio area beyond the alley way to the rear of the house.

The property is partially furnished and available to move in straight away.

Call 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.

- Mid terrace property located off the Lisburn Road
- One reception room front of house
- Kitchen with appliances and space for dining
- Downstairs shower room
- Two double bedrooms upstairs
- Gas fired central heating
- Yard area laid in stone to rear of the property beyond alley way
- Partially furnished
- Available immediately



## 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>62</b>	<b>67</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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