



NICHOLAS  
RESIDENTIAL



## 1 Clara Crescent Lower

Belfast BT5 5ES

£995 Per month

This is a beautiful three bedroom end terraced property ideally located within the heart of East Belfast. The popular Connswater Retail Park & Ballyhackamore Village are within walking distance. Award winning schools are within the catchment area & local transport links to Belfast City Centre are on your doorstep.

Downstairs comprises an open plan living/dining area and a modern fitted kitchen with a range of appliances and breakfast bar. The first floor comprises two bedrooms and a white four piece bathroom suite. The second floor comprises one large double bedroom. Enclosed yard to the rear.

Further benefits included gas fired central heating and uPVC double glazed throughout.

The property is available from the 10th of January 2025 and comes unfurnished.

Call 02890 388383 to arrange your personal viewing today!

- Beautiful End Terrace Located Within The Heart Of East Belfast
- Open Plan Living/Dining Area
- Fitted Kitchen With A Range Of Appliances
- Three Bedrooms
- Modern White Four Piece Bathroom Suite
- Gas Fired Central Heating & Fully Double Glazed
- Unfurnished
- Available From The 10th of January 2025

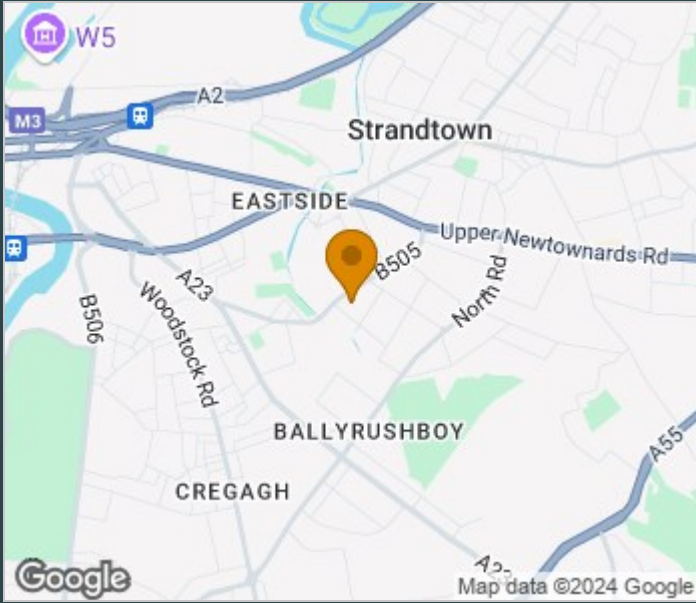
### Viewing

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

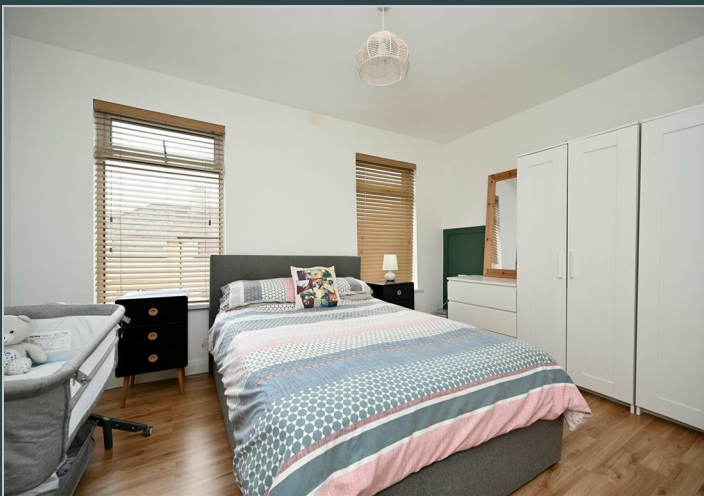


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</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		

**Northern Ireland**

EU Directive  
2002/91/EC



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