



NICHOLAS  
RESIDENTIAL



## Apt 2 31 Wellesley Avenue

, Belfast, BT9 6DG

£2,100 Per month

Welcome to Apt 2 31 Wellesley Avenue!

Please note this apartment is not HMO registered though all bills are included in the rent (gas, electric, wifi, rates).

This is a beautiful duplex apartment located on Wellesley Avenue. Amenities on the trendy Lisburn Road are close-by which include shops, boutiques, cafes, bars, and restaurants. The property is well-serviced by regular public transport service and offers easy access to arterial routes and the M1 motorway network. Some of the province's leading schools are within walking distance as well as Queens University, and the Royal and Belfast City Hospitals.

The apartment has been tastefully refurbished throughout & comprises a spacious living room, a fitted kitchen with a wide range of appliances, three double bedrooms, one shower room and one bathroom.

The property comes furnished and is available from the 3rd of January for an initial 9 months.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

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

- Beautiful duplex apartment tastefully refurbished to a high standard
- Not HMO registered
- All bills included (electric, gas, wifi, rates)
- Spacious living/dining area
- Fully fitted kitchen with appliances
- Three generous double bedrooms
- One shower room & one bathroom
- Available furnished from 3rd of January 2024



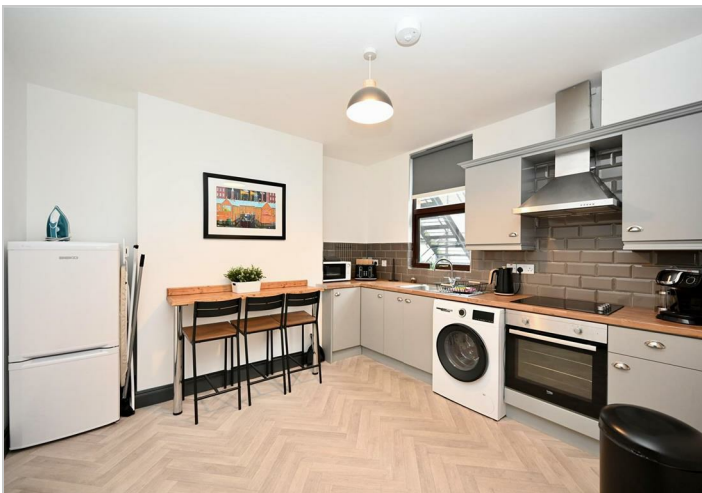
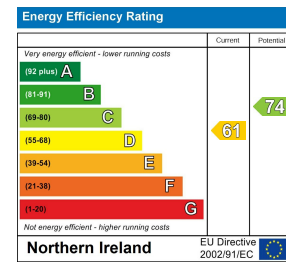
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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