



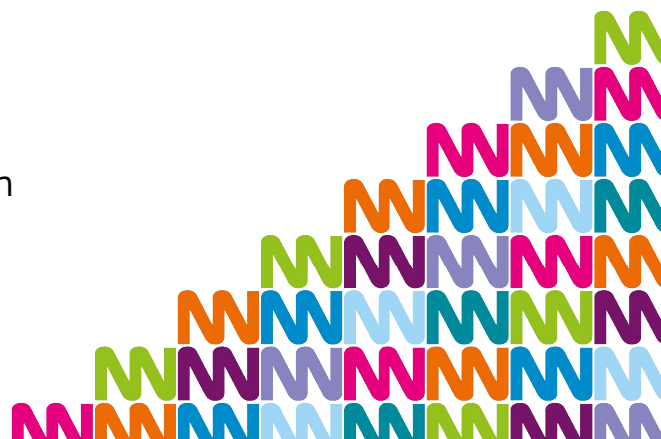
## 43 Oakland Avenue

Belfast  
BT4 3BW

£1,500 PCM

- MORE PHOTOS TO FOLLOW
- Stunning recently refurbished property to in
- To include new kitchen & bathroom
- 4 Double bedrooms
- 2 Reception rooms
- Highly sought after area
- Ideal commutter location
- Available mid January
- Applications to Aoibheann in our Downpatrick branch
- [aobheann@quinnestateagents.com](mailto:aobheann@quinnestateagents.com) or [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E	36		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Welcome to 43 Oakland Avenue, this stunning property has been recently refurbished to a high standard. Situated in the heart of East Belfast, it will make the ideal property for a young professional, or a family. With great commuter links to the city center & also situated close to great coffee shops, restaurants & bars.

This property will be available from the middle of January. You can submit an application with Aoibheann in our Downpatrick branch ([downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)/[aoibheann@quinnestateagents.com](mailto:auibheann@quinnestateagents.com))

If you require more information, please give our Downpatrick branch a call on 02844612100.

#### Application Process

An application form can be downloaded from our website. We would advise you to fill this out at your earliest convenience and email it through to our lettings team on [downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com) - alternatively you can leave a copy into our Downpatrick Branch.

At Quinn we do not charge a tenant an application charge.

#### HDSS

Each application will be considered on an individual basis, we encourage you to fill in the application as thoroughly as possible & seek advice from your local housing authority if you need clarity on what you are entitled to.

#### Rates

The landlord pays for the rates on the property

#### Pets

Pets can come with an increased risk of damage to the property - however we treat every application on an individual basis therefore it wouldn't be a deciding factor.



For any enquiry relating to this property, please contact

**Auibheann Dagens**

[aoibheann@quinnestateagents.com](mailto:auibheann@quinnestateagents.com)  
07710308955

#### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

#### Downpatrick Branch

15 Market Street  
Downpatrick BT3 06LR  
028 4461 2100

#### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

#### General Enquiries

[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)

**QUINN**  
Estate Agents

[quinnestateagents.com](http://quinnestateagents.com)

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.