



NICHOLAS  
RESIDENTIAL



## W12 Central Park 33 Alfred Street

Belfast BT2 8ED

£1,400 Per month

A two-bedroom 4th-floor apartment located in the highly desirable Central Park development on Alfred Street in Belfast City Centre. The location is convenient to a wide range of social and recreational amenities including high street shops, bars and restaurants.

Internally there is a welcoming entrance lobby with lift access. There is an open plan living/dining/ kitchen area with balcony, a modern fitted kitchen with centre island and a range of units and appliances, two double bedrooms - master with en-suite shower room & a separate white three piece bathroom suite. The property also benefits from uPVC double glazing, gas-fired central heating and a secure gated parking space.

Please note this property is available immediately furnished.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

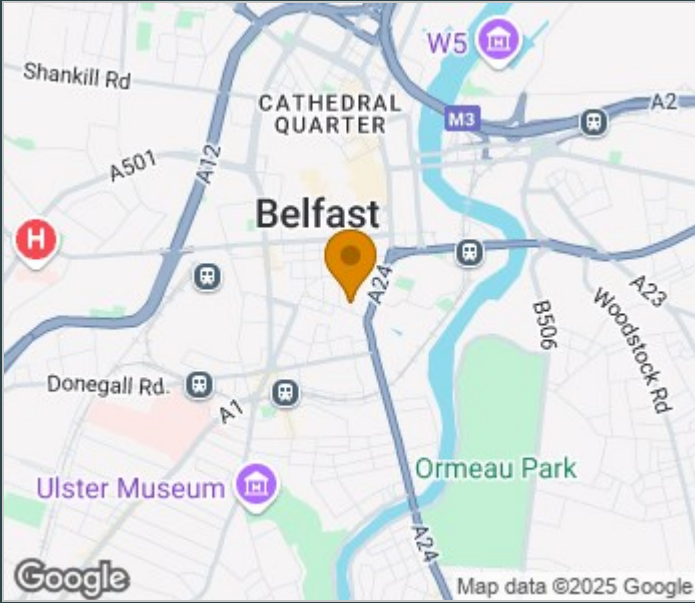
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Fourth floor apartment located in Belfast City Centre
- Open plan living/kitchen/dining area with balcony
- Modern fitted kitchen with centre island and appliances included
- Two double bedrooms - master with en-suite shower room
- White three piece bathroom suites
- Gas fired central heating & fully double glazed
- One secure gated parking space
- Lift access
- High-speed WiFi can be included at an additional cost, ensuring seamless connectivity for work and leisure
- Furnished & available for immediate occupancy



## 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>	<b>82</b>	<b>82</b>
(69-80) <b>C</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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