



NICHOLAS
RESIDENTIAL



48 The Boulevard Belfast BT7 3LN £1,500 Per month

This spacious townhouse is beautifully presented and offers flexible accommodation in a highly sought after location on the banks of the River Lagan. With the Stranmillis & Ormeau Road, the Lagan Towpath, Cutters Wharf and the City Centre all close by, the standard of living is sure to be high. There really is nothing to do but move in and enjoy the lovely features this fantastic property has to offer.

The ground floor comprises a welcoming entrance hall with storage cupboards, one bedroom, a garage that has been converted into a living area & a fitted utility room. The second floor comprises a fitted kitchen with appliances open plan to dining area and a spacious living area with access to balcony. The second floor comprises the master bedroom with en-suite shower room, two additional bedrooms and a white three piece bathroom suite. The property also benefits from gas-fired central heating & uPVC double glazing.

There is parking for two cars to the front & an enclosed yard laid in lawn to the rear of the property.

The property comes partially furnished & is available from the 8th of April 2025.

Call 02890 388383 to arrange your personal viewing today!

- Beautiful townhouse located off Annadale Embankment
- Fitted kitchen with appliances open to dining area
- Spacious living room with access to balcony
- Four bedrooms - master with en-suite shower room
- Ground floor shower room, second floor three piece bathroom suite
- Converted garage which can be used as additional living area
- Ground floor fitted utility room
- Parking for two cars to the front, enclosed garden laid in lawn to the rear
- Partially furnished
- Available from the 8th of April 2025

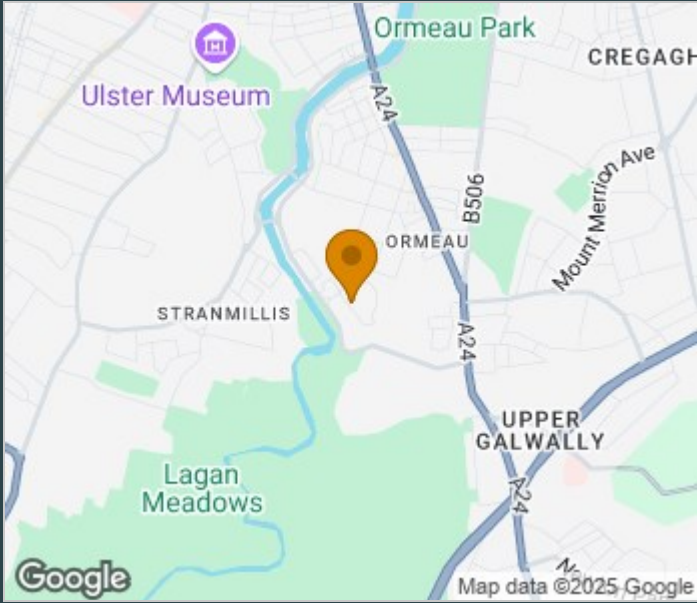
Viewing

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) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



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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