



NICHOLAS
RESIDENTIAL



Apt 1 31 Wellesley Avenue

Belfast BT9 6DG

£1,300 Per month

This is a beautiful ground floor 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, two double bedrooms and one shower room.

The property comes furnished and is available from the 4th of April.

Call 02890 388383 to arrange your personal viewing today!

Viewing

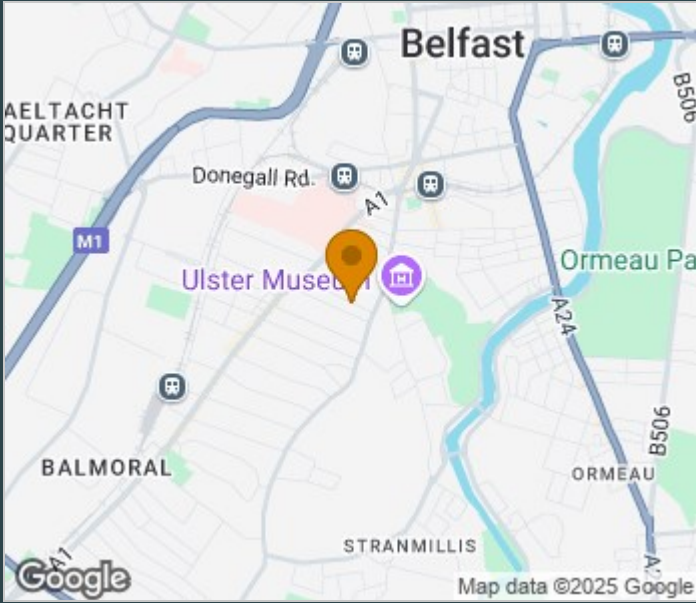
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful ground floor apartment tastefully refurbished to a high standard
- Spacious living area
- Luxury fitted kitchen with appliances
- Two double bedrooms
- Contemporary shower room
- Gas fired central heating
- Fully furnished
- Includes Wifi
- Available 4th of April 2025



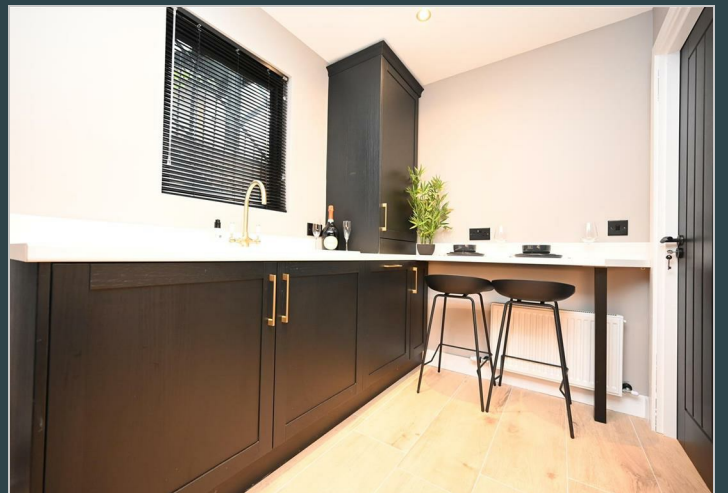
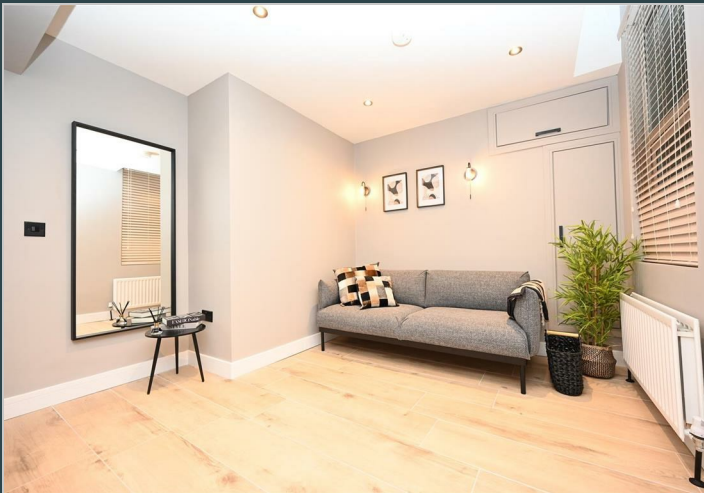
Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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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