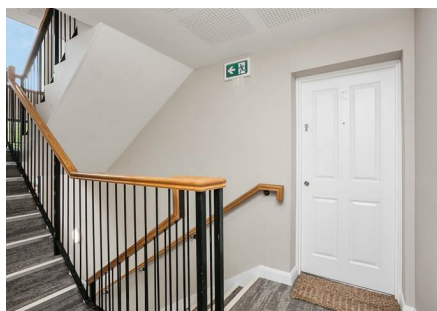




Apt 3, 1A Utility Street , Belfast, BT12 5JS

£1,250 Per Month

We are pleased to offer to let this beautifully presented apartment located within this modern development block just off the Donegall road near Belfast city centre. On the first floor, the accommodation is bright and spacious throughout and comprises open plan living / dining, contemporary kitchen, two good size bedrooms and modern shower room. The apartment also benefits from gas fired central heating, double glazed windows and car parking.

Within easy access to main arterial routes, city hospital and Royal Victoria viewing is highly recommended.

Apt 3, 1A Utility Street

, Belfast, BT12 5JS



- Spacious First Floor Apartment
- Modern Shower Room
- Car Parking Space
- Open Plan Living / Dining / Kitchen
- Gas Fired Central Heating
- Within Walking Distance To City Centre, Lisburn Road & Queens University
- Two Excellent Bedrooms
- Double Glazed Windows

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

COMMUNAL ENTRANCE

Stair access to all floors.

ON THE FIRST FLOOR

APARTMENT 3, 1A

ENTRANCE HALLWAY

Built in storage. Gas boiler

OPEN PLAN LIVING / DINING ROOM

17'0 x 10'4 (5.18m x 3.15m)

Tiled floor.

MODERN FITTED KITCHEN

7'4 x 6'3 (2.24m x 1.91m)

Comprising range of contemporary high and low level units, integrated appliances to include fridge / freezer, oven, 4 ring electric hob, stainless steel extractor fan, underlighting and plumbed for washing machine. Part tiled walls and tiled flooring.

BEDROOM ONE

13'3 x 11'2 (4.04m x 3.40m)

BEDROOM TWO

8'3 x 7'9 (2.51m x 2.36m)

Built in sliding robes.

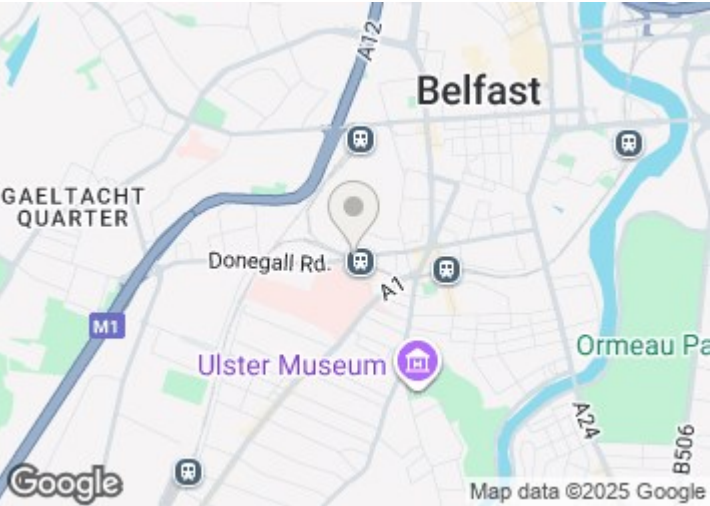
SHOWER ROOM

5'7 x 5'4 (1.70m x 1.63m)

White suite comprising low flush W.C, pedestal wash hand basin, walk in shower. Fully tiled walls and tiled flooring.

OUTSIDE

Off street parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact the office. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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