



# APT 23 THE GALLERY, 71 DUBLIN ROAD

BELFAST BT2 7HG

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*Offers Around*

**£139,950**

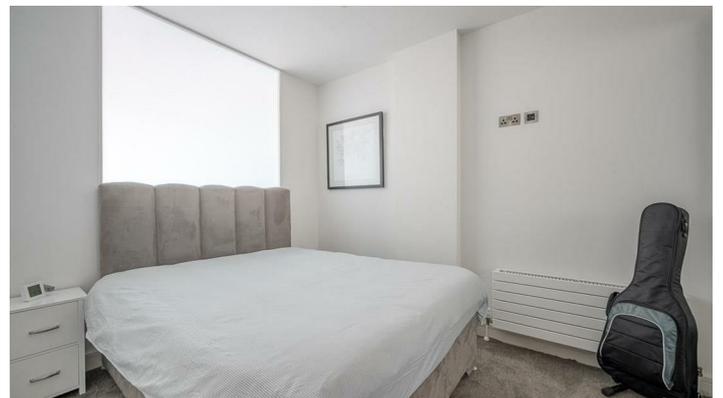


APARTMENT | 1  | 1  | 1 

We are delighted to bring to the market this fantastically well-appointed third floor apartment located in Belfast City Centre.

## KEY FEATURES

- **\*\*\*CASH OFFERS ONLY\*\*\***
- Well Appointed Third Floor Apartment in Belfast City Centre
- Doorstep Convenience to Many Local Amenities the City has to Offer
- Secure Communal Entrance
- Superb Energy Rating with Low Maintenance
- Well Proportioned Double Bedroom
- Open Plan Kitchen Living Dining Space
- Bespoke Fitted Kitchen with Range of Built in Appliances
- Luxurious Shower Room with Modern White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Ideally Suited to a Young Professional, Downsizer or Investor
- Excellent Investment Opportunity
- Management Fee Approx £1860 Per Annum
- Early Viewing Highly Recommended
- Broadband Speed - Ultrafast



## ROOM DETAILS

**ENTRANCE**                      *Kitchen / Living /*

*Communal*

*Entrance:*

*Dining:*

19'9" x 11'5"

### THIRD FLOOR

*Spacious Reception*

*Hall:*

*Shower Room:*

*Bedroom One:*

12'9" x 8'5"



## DIRECTIONS

*Travelling along the Dublin Road in the direction of Belfast City Centre, The Gallery is located on the left hand side.*



## THE LOCAL AREA

*Living in the heart of Northern Ireland's capital offers a unique chance for those wishing to experience vibrant city living to also feel part of a welcoming local community. There is an abundance of fantastic cafes, great pubs, trendy bars and an amazing restaurant scene.*



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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