



NICHOLAS  
RESIDENTIAL



## 87a Dunluce Avenue

, Belfast, BT9 7AW

£900 Per month

This is a ground floor apartment located ideally off the highly desirable Lisburn Road area of South Belfast. The location is within a few minute's walk of shops, cafes, bars and restaurants, with easy access to Belfast City Centre. Motorway and transport links are close by along with Queen's University, the City and Royal Victoria and hospitals.

The apartment comprises of an open plan kitchen/dining area, a modern fitted beech shaker style fitted kitchen with appliances, two double bedrooms & a white three-piece shower room. Further benefits include gas-fired central heating & fully double-glazed.

The property comes furnished & is available for move-in from the 7th of July.

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.

- Ground Floor Apartment Ideally Located Off The Lisburn Road
- Open Plan Living/Dining Area
- Modern Fitted Kitchen with Appliances
- Two Double Bedrooms
- Shower Room
- Gas Fired Central Heating
- Upvc Double Glazed
- Fully Furnished
- Available from The 7th Of July



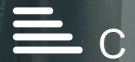
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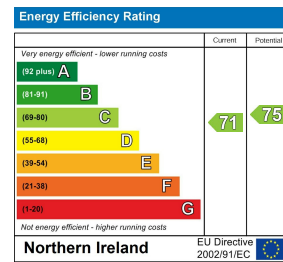
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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