



25 St. Georges Harbour

Belfast BT1 3SG
£1,500 Per month

A duplex three-bedroom apartment located in the highly desirable waterfront development St Georges Harbour on the edge of Belfast City centre. The location could not be better, as the apartment is only a few minutes walk to Belfast City Centre, Lanyon Place Train Station and is situated right on the Lagan Towpath which is one of Northern Ireland's most beautiful walking trails and a short drive to all major link roads in Belfast.

Internally the property briefly comprises; Spacious open-plan living/dining area with views over the River Lagan, and a separate fitted kitchen with a range of high and low level units including appliances. Three double bedrooms, the master bedroom has an ensuite shower room and the upper floors have an additional living area on the mezzanine floor. The property also benefits from gas-fired central heating, uPVC double glazing and a secure allocated parking space.

The property is available on the 6th of October on an initial 12-month tenancy.

Contact us on 02890388383 to arrange your personal viewing today!

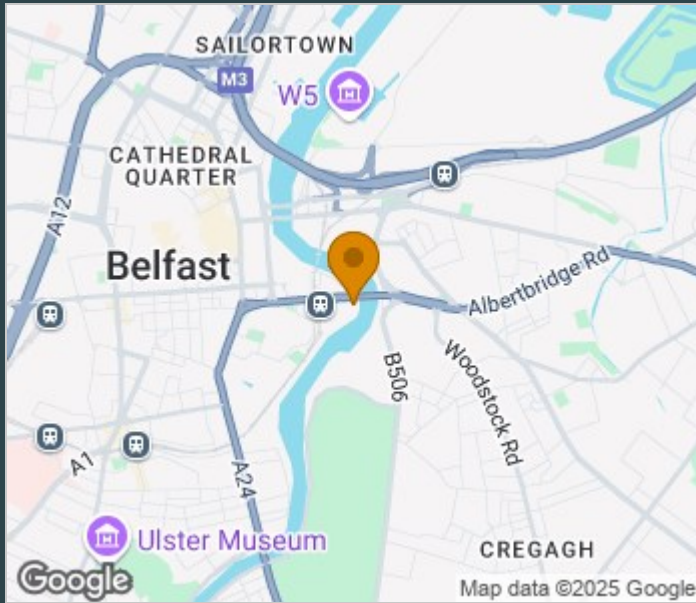
Viewing

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

- **Luxury Duplex Apartment in the Riverside Development St Georges Harbour Development**
- **Spacious Open Plan Living/Dining Area with Views Over the Lagan River**
- **Fitted Kitchen with a Range of High and Low Level Units Includes Appliances**
- **Three Bedrooms (Master with an Ensuite Shower Room)**
- **Main Bathroom with White Three Piece Suite**
- **Gas Fired Central Heating and Upvc Double Glazed**
- **Lift Access**
- **Fully Furnished & Available 6th of October**
- **Balcony with Views over River Lagan**
- ***Please Note this is NOT an HMO Property***




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	80	80
(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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