



Apt 1 52 North Parade

Belfast BT7 2GG
£1,100 Per month

A stunning one-bedroom ground floor apartment. No expense has been spared to ensure the property is energy-efficient with an Airsource Heatpump providing low running costs. The property is located in a prestigious tree-lined street just off the Ormeau Road providing easy access to a wide range of social and recreational amenities such as Forestside Shopping Centre, Ormeau Park and numerous coffee shops, restaurants and bars. There are good public transport links with a regular service to the City Centre.

Internally the property briefly comprises; A bright and spacious reception room leading to the kitchen area with a wide range of high and low-level units, a breakfast bar and built-in appliances. There is a contemporary shower room with a walk-in shower enclosure, vanity sink unit and dual flush W.C. There is one double bedroom with fitted bedroom furniture. The property also benefits from uPVC double glazing, an energy-efficient Airsource Heat Pump heating system and a video intercom system.

The property comes furnished & is available 6th of October.

Contact us on 02890388383 to arrange your personal viewing.

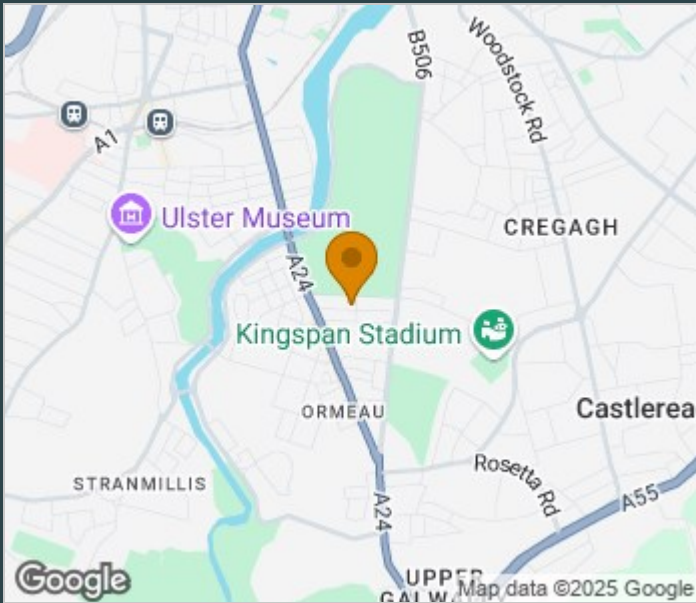
- **Luxury Ground Floor Apartment in a Tree Lined Street off the Ormeau Road**
- **Spacious Reception Room**
- **Modern Fitted Kitchen with Appliances and Breakfast Bar**
- **Contemporary Shower Room**
- **One Double Bedroom**
- **Air Source Heat Pump Heating System**
- **uPVC Double Glazed**
- **Video Intercom System**
- **Fully Furnished and Available 6th of October**
- **Popular and Convenient Location**

Viewing

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




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	79	81
(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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>