



## Apt 16 Ashleigh Manor

**Belfast BT9 6JY**

**£1,200 Per month**

A first floor apartment accessed via its own front door just 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 & Adelaide Train station.

Internally the property comprises a modern fitted kitchen with a wide range of appliances open plan to a spacious living/dining area, one double bedroom with access to balcony, one single bedroom and a contemporary white three piece bathroom suite. Further benefits include gas fired central heating, high EPC rating & communal off street parking.

The property comes partially furnished from the 6th of October.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

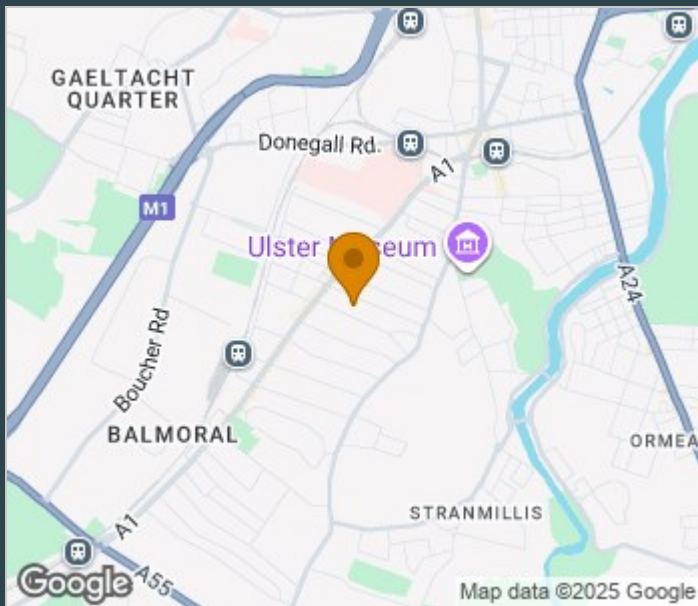
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Beautiful 1st floor apartment located off the Lisburn Road
- Modern kitchen with a wide range of appliances
- Kitchen open plan to bright & spacious dining/area
- One double bedroom & one single bedroom
- White three piece bathroom suite
- Balcony accessed via main bedroom
- Gas fired central heating
- High EPC rating
- Communal off street parking
- Partially furnished & available from the 1st of September 2023






## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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