



NICHOLAS
RESIDENTIAL



Apt 1 31 Wellesley Avenue

Belfast BT9 6DG

£1,350 Per month

Welcome to Apt 1, 31 Wellesley Avenue!

A beautifully presented and newly refurbished ground-floor apartment finished to an exceptional standard throughout, ideally located just off the Lisburn Road in South Belfast.

This stylish one-bedroom apartment offers contemporary living with high-quality finishes, modern fittings, and a sleek interior design scheme. The property benefits from an open-plan kitchen/living area, luxury shower room, and a spacious double bedroom, making it ideal for young professionals seeking premium accommodation in a highly convenient location.

The modern fitted kitchen features shaker-style units, integrated appliances, feature lighting, and a breakfast bar dining area. The bright living space is finished in neutral tones with contemporary décor and wood-effect flooring throughout.

The generous double bedroom includes fitted furnishings and feature wall detailing, while the luxury shower room is finished with black fixtures and fittings, contemporary tiling, and a large enclosed shower unit.

High speed WIFI, TV's and TV licence included in monthly rent

Situated within walking distance of the Lisburn Road, Belfast City Hospital, Queen's University, and excellent transport links, this property offers both style and convenience in one of Belfast's most sought-after

- Recently refurbished ground floor apartment
- One reception room
- Luxury fitted kitchen with integrated appliances
- Two double bedrooms
- Contemporary shower room with premium finishes
- Gas fired central heating and double glazed
- Finished to a high specification throughout
- Includes Wifi, TV and TV licence
- Prime South Belfast location close to Lisburn Road
- Available 6th of June 2026

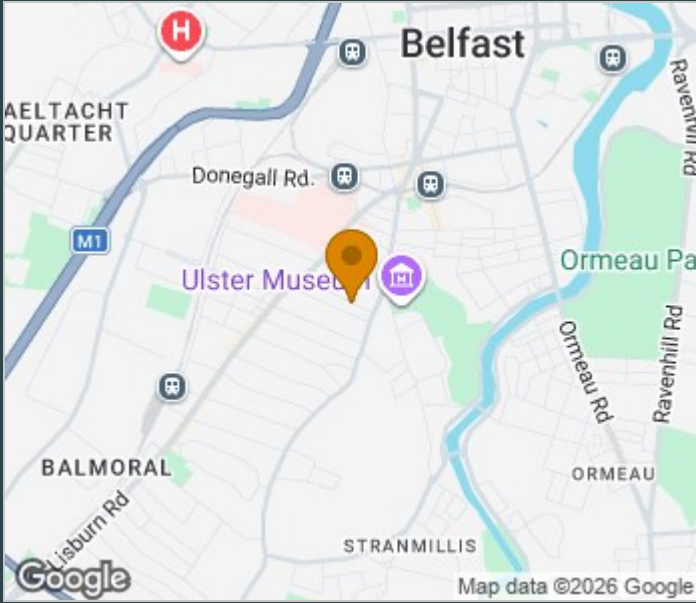
Viewing

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




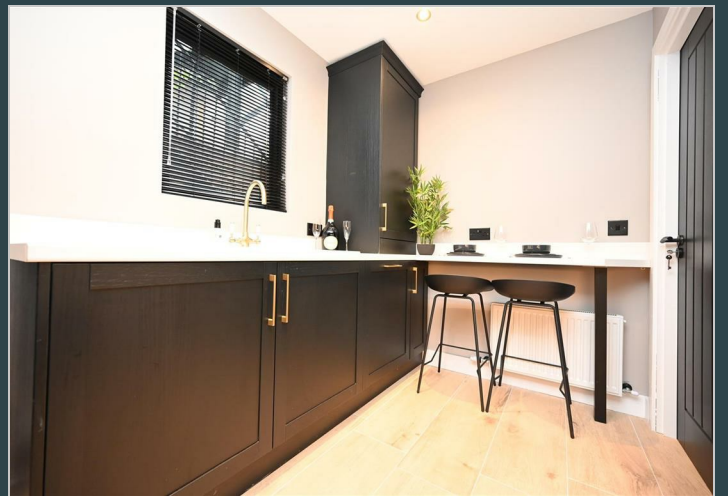
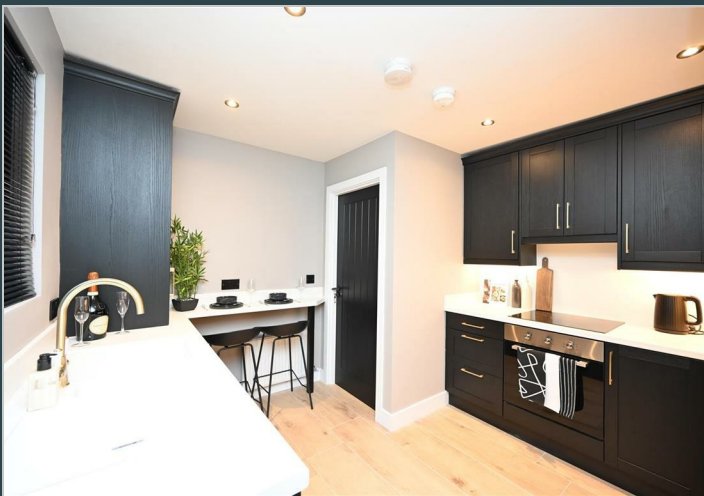
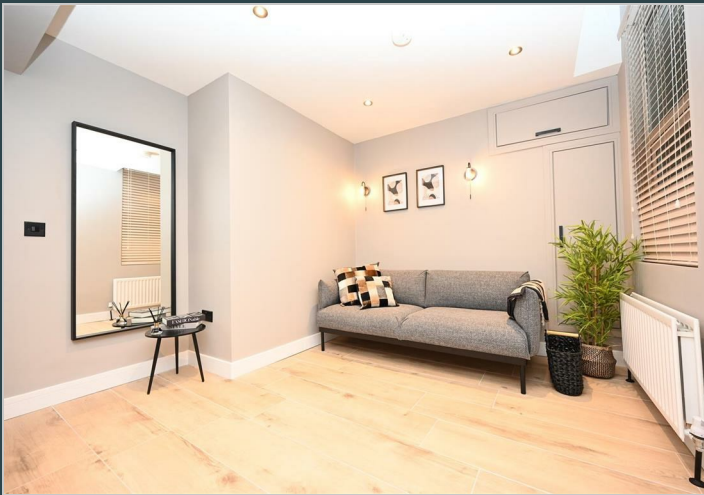
Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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 	



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