



## Apt 7 Millennium Court 4 Downshire Place

### Belfast BT2 7JQ

Asking price £210,000

**Stylish 2-Bedroom Apartment in the Heart of Belfast City Centre**

Welcome to Apt 7, Millennium Court, a modern fourth-floor apartment ideally positioned between Great Victoria Street and Dublin Road, in the very heart of Belfast City Centre. Perfect for those seeking a vibrant city lifestyle, the property is within easy walking distance of shops, bars, restaurants, and entertainment venues.

On entering the apartment, you are greeted by a welcoming entrance hall with a useful storage cupboard, leading through to a spacious and bright open-plan living/dining/kitchen area. The modern fitted kitchen offers an excellent range of high- and low-level units, tiled floor and splashback, integrated extractor hood, fridge freezer, and an electric oven with gas hob.

The accommodation further benefits from two generously sized double bedrooms, including a master bedroom with its own en-suite shower room. The second bedroom is ideal as a guest bedroom or a home office. A separate family bathroom featuring a white three-piece suite.

Additional features include private, secure parking accessed via automatic roller gates—a rare and valuable bonus in the city centre—along with gas-fired central heating and uPVC double-glazed windows, supporting excellent energy efficiency.

- A spacious and well presented 4th floor apartment in Belfast city centre
- Large open plan living/dining/kitchen area with french doors leading to a juliet balcony
- Fitted kitchen with a range of high and low level units and built in appliances
- Two double bedrooms - master with an en-suite shower room
- Separate main bathroom with a white three piece bathroom suite
- Gas fired central heating and uPVC double glazing
- Lift access to all floors and intercom system
- Secure car parking with automated roller shutters
- Rates: £1,390.99 - Service Charge: £1,680 per annum

### 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) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | <b>82</b>   | <b>82</b> |
| (69-80) <b>C</b>                            |   |           |
| (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  |           |



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3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: [info@nicholasresidential.co.uk](mailto:info@nicholasresidential.co.uk) <https://www.nicholasresidential.co.uk>