



NICHOLAS  
RESIDENTIAL



## 7 Cleaver Court

, Belfast, BT9 5LX

£1,250 Per month

A well-presented first-floor apartment with its own private front door, located in the popular Cleaver Court development just off the Malone Road. Cleaver Court is within walking distance of the Lisburn Road, with its excellent range of shops, cafes, restaurants, and transport links to Belfast City Centre, Queen's University, and City Hospital. This property will appeal to young professionals seeking a convenient and well-maintained home in a prime residential setting.

The apartment comprises a modern fitted kitchen, a generous open-plan living and dining area with access to a private balcony, two double bedrooms, a four-piece bathroom suite, gas-fired central heating, double glazing and off street parking.

The property comes furnished and is available from the 3rd of August.

Call 02890 38 83 83 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.

- Well-presented first floor apartment with own private front door
- Located in the popular Cleaver Court development (BT9)
- Within walking distance to Lisburn Road amenities
- Excellent transport links to Belfast City Centre, Queen's University & City Hospital
- Bright and spacious open-plan living and dining area
- Private balcony accessed from the living space
- Modern fitted kitchen
- Two well-proportioned double bedrooms
- Four-piece bathroom suite including separate bath and shower
- Fully furnished, with gas-fired central heating, double glazing & off-street parking, available 3rd August



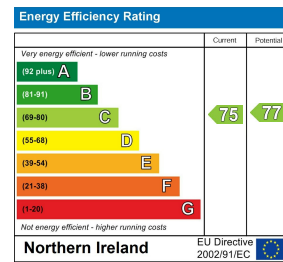
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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>