



**NICHOLAS**  
RESIDENTIAL



## 83 Benview Park

Belfast BT14 8HU

£795 Per month

This is a well-presented two-bedroom end-terrace home located in a popular residential area of North Belfast. The property offers bright, modern accommodation throughout and is finished in a clean, neutral style, making it ready for immediate occupation.

Internally, the property comprises a spacious living room, a modern fitted kitchen complete with appliances, two well-proportioned bedrooms, and a contemporary bathroom with a shower over the bath. The home further benefits from oil-fired central heating and double glazing throughout.

Externally, the property enjoys an enclosed rear garden laid in lawn & on-street parking is available to the front.

The property is available immediately and comes unfurnished.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

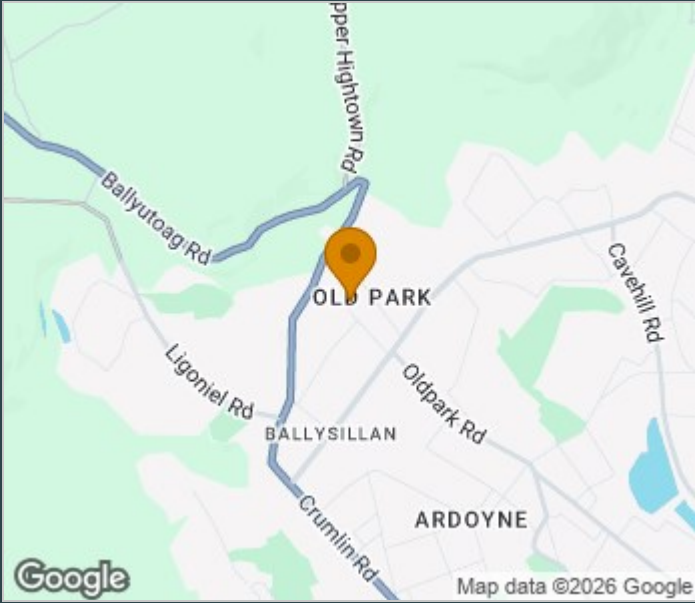
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Well-presented 2-bedroom end-terrace property
- Bright and spacious living room
- Modern fitted kitchen with appliances included
- Two well-proportioned bedrooms
- Contemporary bathroom with shower over bath
- Oil-fired central heating
- Double glazing throughout
- Enclosed rear garden laid in lawn
- On-street parking to the front
- Available immediately on an unfurnished basis



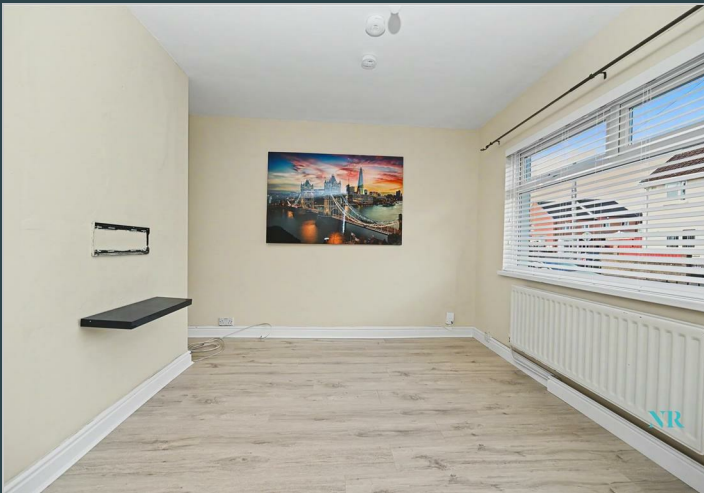
## Area Map

## 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>		<b>74</b>
(55-68) <b>D</b>	<b>57</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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