



NICHOLAS
RESIDENTIAL



Apartment 211, College Central 4 College Avenue

Belfast BT1 6BB

Asking price £155,000

Welcome to Apt 211 College Central!

Nicholas Residential are delighted to present this beautifully presented two-bedroom apartment located within the ever-popular College Central development, right in the heart of Belfast City Centre.

Finished to an excellent standard throughout, Apt 211 offers modern city living with a stylish industrial-inspired interior, generous accommodation, and the added benefit of secure gated parking.

The property comprises a bright and spacious open plan living, dining and kitchen area, complete with feature timber wall panelling, exposed brick-effect splashbacks, contemporary black shaker-style kitchen units, and ample space for entertaining. The apartment benefits from two well-proportioned double bedrooms, including a spacious principal bedroom, alongside a recently upgraded luxury shower room finished with modern tiling and contemporary fittings.

Further benefits include gas-fired central heating, double glazing, lift access, and secure residents' parking.

Ideally positioned within walking distance of Belfast City Centre, universities, shops, cafés, bars, and excellent transport links, this property will appeal to both owner occupiers and investors alike.

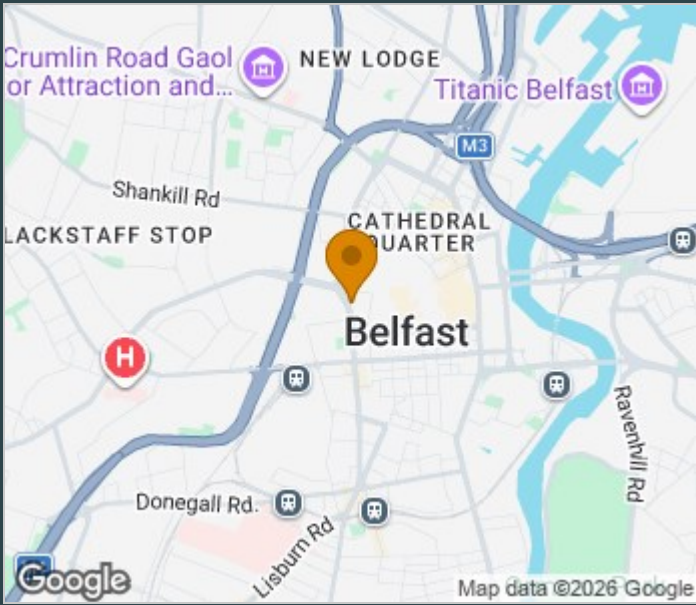
- Stylish two-bedroom apartment in prime city centre location
- Spacious open plan living / dining / kitchen area
- Modern fitted kitchen with feature brick-effect splashback
- Luxury contemporary shower room
- Two well-proportioned double bedrooms
- Secure gated residents' parking
- Gas fired central heating and uPVC Double Glazing
- Lift access within development
- Walking distance to Belfast City Centre amenities
- Excellent investment or owner occupier opportunity

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	79	79
(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



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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