



NICHOLAS  
RESIDENTIAL



## 1 St. Georges Harbour

Belfast BT1 3SG

£1,200 Per month

Welcome to 1 St Georges Harbour!

A 1st floor two bedroom apartment located in the highly desirable waterfront development St Georges Harbour on the edge of Belfast City centre. The location could not be better, as the apartment is only a few minutes walk to Belfast City Centre, Lanyon Place Train Station and is situated right on the Lagan Towpath which is one of Northern Ireland's most beautiful walking trails and short drive to all major link roads in Belfast.

Internally the property briefly comprises; Open plan living/dining area with views over the River Lagan, and a separate fitted kitchen with a range of high and low level units including appliances. Two Bedrooms (One double and one single), the master bedroom has an ensuite shower room and access to a sunroom overlooking the River. The property also benefits from gas-fired central heating, uPVC double glazing and a secure allocated parking space.

The property is available from the 7th of August on an initial 12-month tenancy.

Contact us at 02890388383 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.

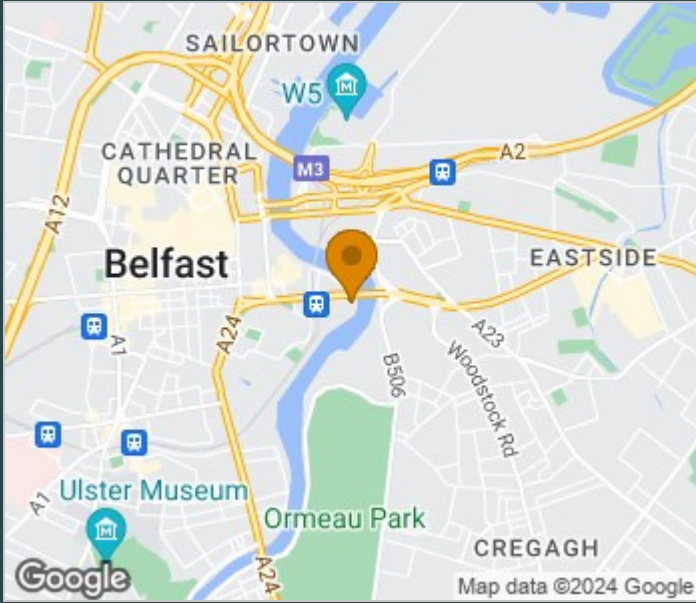
- Luxury 1st Floor Apartment in the Riverside Development St Georges Harbour Development
- Open Plan Living/Dining Area with Views Over the Lagan River
- Fitted Kitchen with a Range of High and Low Level Units Includes Appliances
- Two Bedrooms (One Double and One Single)
- Master Bedroom with an Ensuite Shower Room and Access to Sunroom
- Sunroom Overlooking the River Lagan
- Gas Fired Central Heating
- Upvc Double Glazed
- Fully Furnished
- Available From the 7th of August for an Initial 12 Month Tenancy





## 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>77</b>	<b>77</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		

**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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

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