



**NICHOLAS**  
RESIDENTIAL



## Apt 7 Pottinger's Quay 25 Short Strand

**Belfast BT5 4AS**

**£1,200 Per month**

A 1st floor two bedroom apartment located in the highly desirable waterfront development Pottinger's Quay 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 a short drive to all the major link roads in Belfast.

Internally the property briefly comprises, entrance hall with storage cupboard, a fully fitted kitchen with appliances open plan to living dining area with views over the River Lagan & balcony. Two double bedrooms, the master bedroom has an ensuite shower room and a separate white three piece bathroom suite. The property also benefits from gas-fired central heating, Upvc double glazing & one parking space.

The property comes furnished & is available immediately.

Call 02890388383 to arrange your personal viewing today.

- 1st Floor Apartment in the Riverside Development Pottinger's Quay
- Open Plan Living/Kitchen/Dining Area
- Fitted Kitchen With Appliances Included
- Two Double Bedrooms
- En-suite Shower Room
- White Three Piece Bathroom Suite
- Balcony & Beautiful Riverside Views
- Gas Central Heating
- One Parking Space
- Furnished & Available Immediately

### 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>80</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 	



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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