



## Apt 2, 17 Wellesley Avenue

**Belfast BT9 6DG**  
**£2,000 Per month**

Welcome to Apt 2, 17 Wellesley Avenue!

An HMO registered five bedroom first floor apartment located just off the Malone Road in South Belfast. Conveniently located to a wide range of social and recreational amenities and within walking distance to Queens University, Belfast City and Royal Victoria hospital.

The apartment briefly comprises one living room, one fitted kitchen with appliances, five bedrooms, two shower rooms & one WC. The property is further enhanced by gas-fired central heating and double glazed windows throughout.

The property is furnished and available from the 15th of July 2024.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

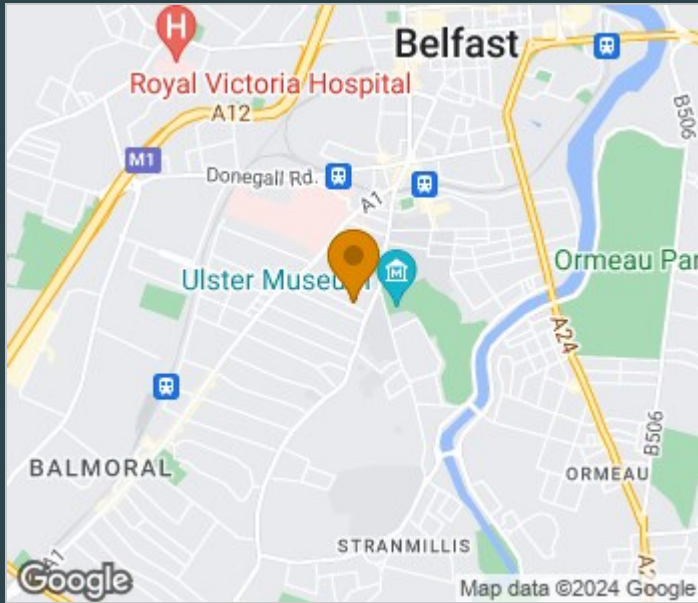
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- HMO registered apartment located off the Malone Road
- One living room
- Fitted kitchen with a range of appliances
- Five bedrooms
- Two shower rooms & one separate WC
- Gas fired central heating
- Furnished
- Available 15th July 2024






## 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>		
(55-68) <b>D</b>	62	75
(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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