



NICHOLAS
RESIDENTIAL



57 Shandon Park

Belfast BT5 6NX

£800 Per month

Large spacious double room in Shandon park suitable for friendly, responsible, tidy professional. Sharing modern very well maintained house with similar professional housemate. Housemate is into outdoors, sports, theatre, watching films, baking and enjoys sociable events. Spacious room with great storage. Kingsize bed, 2-door wardrobe with full-length mirror, carpeted throughout & side lighting provided.

Modern kitchen with full range of appliances including tumble dryer and washing machine. Comfortable, living room with sofa, flatscreen tv, coffee table, side lighting. Garden, with garden furniture and great for sunbathing/ having meals outdoors. Homely and quiet.

One full sized bathroom with instant-heat for the shower. Gas central heating with instant hot water. Fast high-capacity WiFi. Household bills.

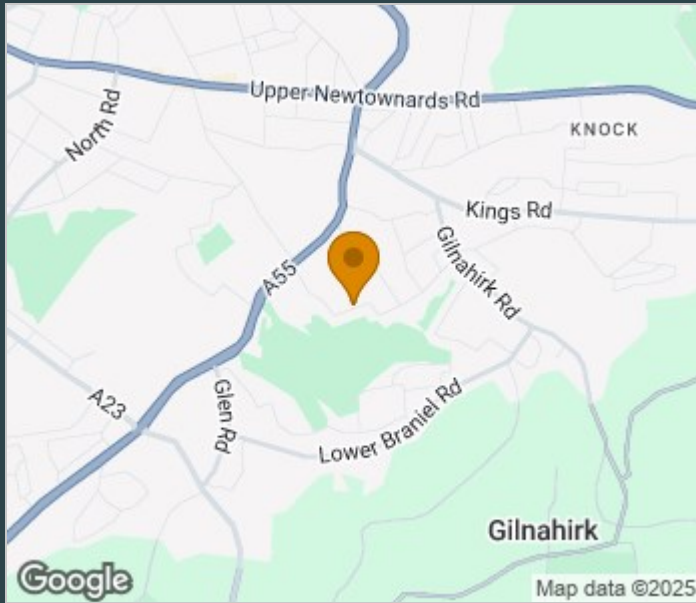
- Room rental in shared accomodation
- Available 15th of August
- Minimum term 3 months
- Furnished
- Broadband included
- Heating & gas additional cost
- Living room shared
- Parking in driveway
- One other resident - 32 female live in landlord
- Deposit required

Viewing

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




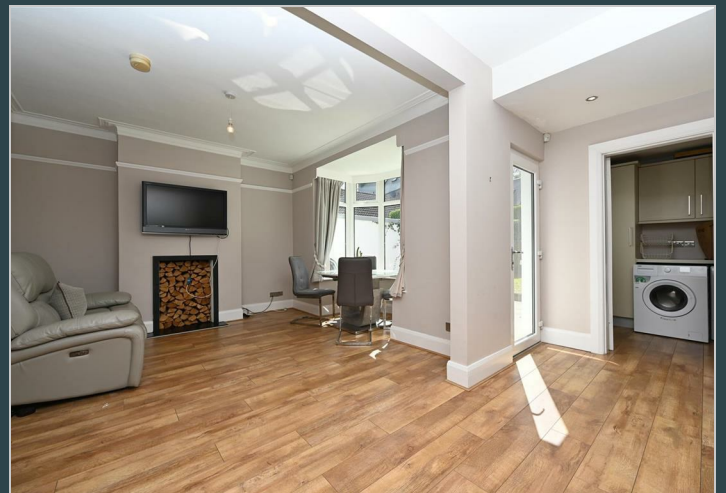
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(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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