



## Apt 3, 1 Woodcot Avenue

**Belfast BT5 5HQ**  
**£750 Per month**

This is a beautiful one bed apartment ideally located within the heart of East Belfast. The popular Connswater Retail Park & Ballyhackamore Village are within walking distance. Award winning schools are within the catchment area & local transport links to Belfast City Centre are on your doorstep.

Located on the ground floor the apartment comprises an entrance hall, a modern fitted kitchen with a range of appliances open plan to living area, one double bedroom and a white three piece bathroom suite.

Further benefits included gas fired central heating and uPVC double glazed throughout.

The property is available from the 10th of July and comes unfurnished.

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.

- Ground floor apartment located in East Belfast
- Fitted kitchen with appliances provided
- Kitchen open plan to living area
- One large double bedroom
- Modern white three piece bathroom suite
- Gas fired central heating
- Unfurnished
- Available 10th of July



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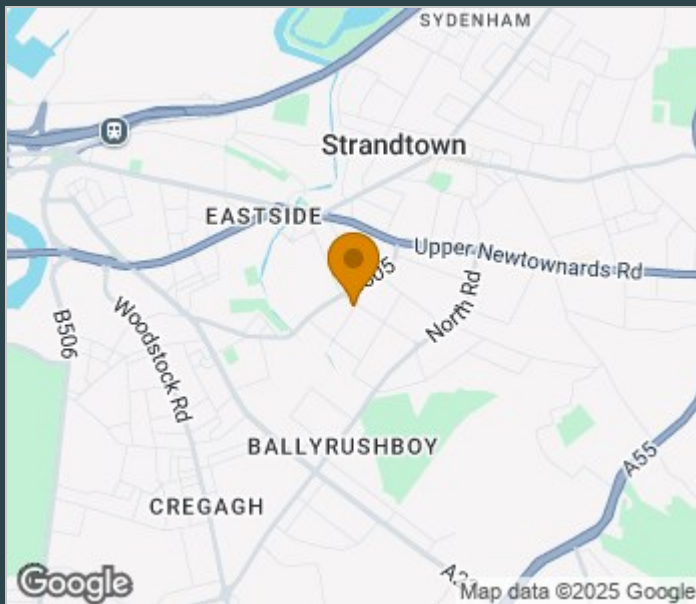


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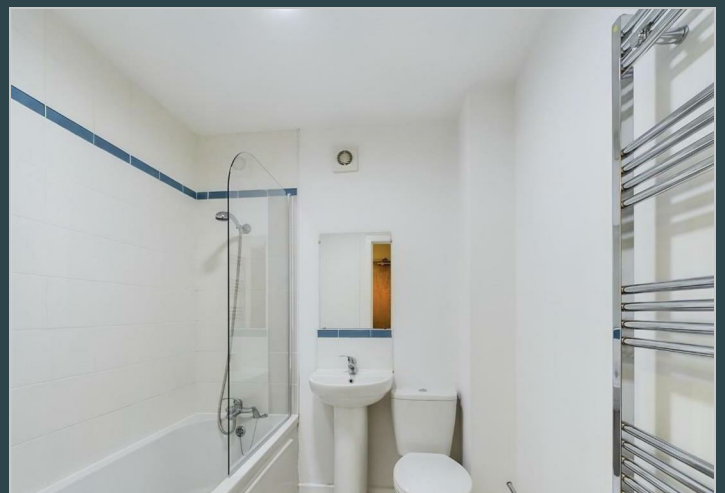
## Area Map



## 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>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | <b>78</b>   | <b>79</b> |
| <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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