



26 Knock Eden Crescent, Belfast BT6 0GQ

£475.00 Monthly

Lettings Company is pleased to offer this beautifully spacious and recently modernised, fully furnished 1st floor 2 bedroom apartment to the rental market, situated in the highly sought after residential address of Knock Eden Park, just off Mount Merrion Avenue in Rosetta, Belfast

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 2 / **BATHROOMS:** 1

FEATURES:

- Excellent residential location
- Large living room w/ electric fireplace
- Excellent size double bedrooms
- Available now
- Well presented 2 bedroom apartment
- Recently refurbished
- Modern fitted kitchen & diner
- Double glazed & economy 7 heated

DESCRIPTION:

Lettings Company is pleased to offer this beautifully spacious and recently modernised, fully furnished 1st floor 2 bedroom apartment to the rental market, situated in the highly sought after residential address of Knock Eden Park, just off Mount

Merrion Avenue in Rosetta, Belfast.

This extremely well presented property is a purpose built apartment, within a block of 9 Residences and sits on a quiet road in a family orientated neighbourhood, set back from the main road but with the ease of access to a huge host of amenities within its locality.

Occupants of this home will be just seconds away from the vast array of shops, Cafe's and local amenities offered by the neighbouring Cregagh Road, Woodstock Road and Ravenhill Road. There is a selection of leading primary, secondary and grammar schools within walking distance and with plentiful leisure facilities such as Ravenhill Golf Club, Ormeau Park and Ravenhill Rugby Stadium a short drive away, this truly is a great place to live.

The apartment itself offers a great amount of floor space in each room and has been refurbished and maintained to an excellent standard. On entry you are greeted with a contemporary hallway featuring laminate flooring and neutral cream walls.

Through the doorway takes you into the main living room of the property. Boasting a feature fireplace and contemporary decor, this room offers an excellent size of living space with a cosy feel. 2 cream leather armchairs and matching leather 3 seater couch compliment the room very well and with a glass coffee table and contemporary book case, the room has a stylish finish and plenty of natural light received by the double glazed windows and door leading out onto the balcony.

Further though the property is the Modern fitted kitchen, which has been recently installed and has a wide range of new white goods provided including: Oven and Hob, Extractor Fan, Fridge Freezer, Washing Machine, Dishwasher, kettle and even a microwave. All of the appliances are housed perfectly by a stone effect work top and beech wood units offering a host of storage both high and low level. The size of the kitchen is also enhanced by the addition of a dining table and chairs which fits into the kitchen with ease.

Along the hallway is the master shower room, having been built to offer access for both able bodied and elderly or disabled use, there is a large shower cubical, housed by a pull round shower curtain and a recently installed electric shower unit. The bathroom also features a low level flush W.C, Wash hand basin, vanity mirror and cupboard and extra storage units. Cleanliness has been kept to a good standard and the bathroom has a light and airy finish.

Lastly are the 2 bedrooms of the apartment, both excellent double rooms, one with a series of wardrobe units and the other with a built in closet with hanging and shelving space. Both rooms have an abundance of space and receive a good amount of sunshine from the double glazed windows, each have a bed, one double in the larger master bedroom and one single to the second bedroom.

In addition to the property's excellent condition and location, tenants will benefit from a very efficient economy 7 heating system double glazing throughout, high security with key entry block doors, entry phone system and a plenty of parking in the bays to the front of the building itself.

Not to be missed, Flat 6, 26 Knock Eden Crescent is ready to view now and available for occupation as of 28th February 2015! We would highly recommend a viewing for closer enjoyment of its excellent features.

WE EXPECT INTEREST TO BE HIGH SO PLEASE BOOK EARLY TO AVOID DISAPPOINTMENT!

PLEASE CONTACT THE LETTINGS COMPANY ON 079 8356 7878 TO ARRANGE A VIEWING!

VISIT: WWW.LETTINGS-COMPANY.COM FOR MORE INFORMATION AND TO TRY SOMETHING NEW, WHY NOT WATCH OUR VIRTUAL VIEWING VIDEO.

FLOORPLANS:

IMAGES:

