



71 Eglantine Avenue, Belfast BT9 6EW

£1,520.00 Monthly

Lettings Company is delighted to bring to the open rental market, this phenomenal, HMO registered, 4 double bedroom split level apartment, offering unrivaled space and contemporary living in the heart of BT9, at 71 Eglantine Avenue, Malone.

PROPERTY TYPE: Apartment

RECEPTIONS: 1 / **BEDROOMS:** 4 / **BATHROOMS:** 2

FEATURES:

- Newly repainted throughout
- Large utility room with appliances
- Four large double bedrooms with own pedestal basins
- Gas fired central heating
- Available 11th July 2022 - POST GRADUATE & PROFESSIONALS ONLY

- Superb four bedroom HMO apartment
- Spacious and modern living, kitchen and dining arrangement
- Two shower rooms
- Private parking included (time restrictions apply)
- Fully double glazed throughout

IMAGES:



DESCRIPTION:

Lettings Company is delighted to bring to the open rental market, this phenomenal, HMO registered, 4 double bedroom split level apartment, offering unrivaled space and contemporary living in the heart of BT9, at 71 Eglantine Avenue, Malone.

Located between the well known Malone Road & Lisburn Road, this property benefits from being within walking distance of many shops, coffee houses, bars, restaurants and a host of further amenities locally. Not only is the property on the doorstep of Queens University, it is also just a few short minutes from Queens MBC, Royal Victoria Hospital, Botanic Gardens, Boucher Road and Belfast city centre business district making it a true contender with up and coming young professionals.

The property has been cared for and maintained to a very high standard and comes to the renter fully furnished. In addition, the apartment is scheduled to go through a complete refurbishment of all paint work before this next tenancy begins, giving the apartment an updated contemporary scheme throughout.

The property is split across three floors. Ground floor comprises: own street door entrance leading to internal porchway, entrance hall with carpeted staircase to first floor.

First floor comprises: Large living, kitchen and dining arrangement finished in modern grey wood laminate flooring. The living room comes complete with two leather sofas, dining area furnished with 4 person dining table with high chairs and a fully fitted modern kitchen in hi-gloss finish, with appliances including: fridge freezer, integrated fan oven, counter top halogen glass hob, fitted extractor, integrated dishwasher and integrated microwave. Furthermore, a Large separate utility room with appliances including: washing machine, tumble dryer, additional fridge and additional freezer. Modern white shower suite including low level flush W.C., pedestal hand wash basin with floating mounted drawers and a leak-free shower enclosure with gas powered shower and full glass surround. Bedroom 1, a large double bedroom with views to rear aspect, fully furnished with all mod cons plus an internal wardrobe / cloke room.

Second floor comprises: Modern white shower suite including pedestal hand wash basin with floating mounted drawers and a leak-free shower enclosure with gas powered shower and full glass surround. A Separate W.C. with hand wash basin. A further three spacious double bedrooms furnished with all mod cons, their own respective hand wash basins, and great natural light from both front and rear aspects. Bedroom two, the largest of the three is some six meters in length - the entire width of the house.

The property further benefits from full double glazing throughout, gas central heating from a regularly serviced combi boiler, monthly utility payments, a very exclusive location with its outside grounds immaculately kept and comes exclusively with the option of private off street parking overnight and at weekends.

71 Eglantine Avenue is unique offering in the property market, its a perfect blend of location and quality, a modern home in a

building steeped in years of history, the size of which, has to be viewed to be truly appreciated. We invite all post graduates and young professionals ONLY, to book a viewing to experience closer enjoyment of its features in person.

YOU CAN BOOK A VIEWING ONLINE 24/7 WITH OUR DEDICATED BOOKING SYSTEM! VISIT LETTINGS-COMPANY.COM AND CLICK 'BOOK A VIEWING' TO GET SET UP! ALTERNATIVELY, CALL US ON 079 8356 7878 TO ARRANGE AN APPOINTMENT.

FLOORPLANS: