



A superb penthouse apartment with lift access in a prime development close to the River Lagan in Stranmillis, South Belfast. Ideally positioned for those seeking a base with excellent commuter access to the City Centre and Queen's University. The Lagan tow path and cycle route take one literally to the City Centre in the North and the Lagan Valley Regional Park in the South. We can without doubt highly recommend this prime location.

The accommodation comprises a bright open plan living room with modern fitted kitchen and island, opening onto a superb south westerly facing balcony, providing the ideal space to relax or entertain.

Additionally the apartment benefits from uPVC coated aluminium framed double glazed windows, gas fired central heating, two double bedrooms, principal with ensuite shower room and a deluxe main bathroom including secure allocated carparking. Apartments in this location are in extremely high demand, we can highly recommend an internal inspection.

Offers Over  
£269,950

Apt 87 Stranmillis Wharf,  
Lockview Road,  
Stranmillis,  
Belfast,  
BT9 5GN

Viewing by  
appointment  
through agent  
028 9066 3030



- Superb Penthouse Apartment in this Prime South Belfast Location
- Popular Development on the River Lagan at Stranmillis
- Impressive South Westerly Facing Balcony
- Spacious Main Living Room, Dining Area & Modern Fitted Kitchen with Island
- Excellent Range of Kitchen Units with Integrated Appliances
- Two Well Proportioned Bedrooms
- Principal Bedroom with Ensuite Shower Room
- Allocated Car Parking Space
- Electric Entrance Gates
- Lift Access from Ground Floor Lobby
- Intercom Entrance System

The Property Comprises:

Ground Floor

ENTRANCE LOBBY: Lift access to . . .

Second Floor

APARTMENT ENTRANCE LOBBY: Cloaks  
space area.



LIVING ROOM/DINING ROOM & FITTED KITCHEN: 21' 0" x 15' 0" (6.4m x 4.57m) Ceramic tiled flooring, Range of Shaker style kitchen units, built-in four ring hob and electric oven, 1.5 bowl stainless steel sink unit with mixer tap, stainless steel extractor canopy and integrated fan, stainless steel splash back, under unit lighting, integrated fridge freezer, integrated washer dryer, integrated dishwasher, island with under storage and granite work surface, exposed beamed ceiling, low voltage spotlights. Sliding patio door to balcony.



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BEDROOM (1): 13' 0" x 9' 10" (3.96m x 3m) Carpeted.

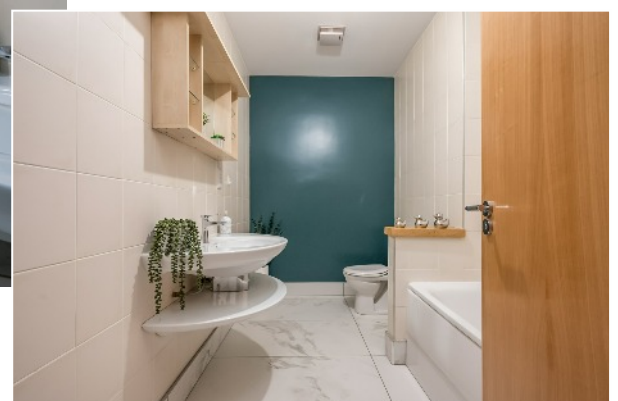
ENSUITE SHOWER ROOM: Shower cubicle with mains power shower unit, wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.



BEDROOM (2): 11' 0" x 9' 10" (3.35m x 3m) Carpeted.



MAIN BATHROOM: Panelled bath with mixer tap and telephone hand shower attachment, feature wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, extractor fan.



BOILER ROOM/STORE: Worcester condensing gas boiler.

## Outside

Parking space (number 87) outside particular apartment block. Visitor parking. Electric entrance gates. Remote intercom entrance system.





Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

McGuinness Fleck

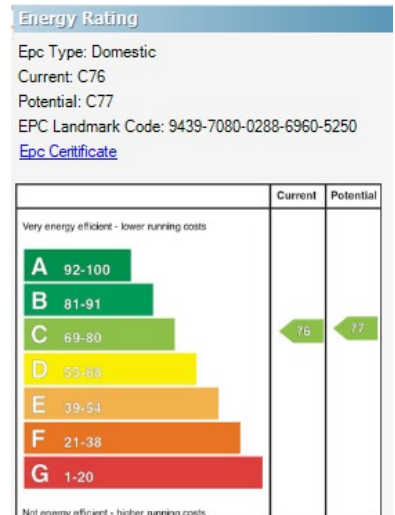
Service Charge

£2100 per annum

Location:

From roundabout on Stranmillis Road turn onto Lockview Road and Stranmillis Wharf is immediately on the left hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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