



Modern, Ground Floor, One Bedroom Apartment in Ideal Location just off the Lisburn Road, walking distance of many local amenities in the area; Royal and City Hospitals, City Centre.

Offers Over
£119,950

G.1 117 Lisburn Road,
Belfast,
BT9 7AF

This apartment comprises; entrance hall with excellent cloaks cupboard, good sized lounge with dining area open plan to modern fitted kitchen, double bedroom and modern shower room.

The apartment benefits from gas heating, double glazed windows, a ground floor balcony and communal gardens on the roof top and views over South Belfast. There is a communal laundry room on the ground floor.

Early viewing is recommended as recent sales in this block have proven very popular.

Viewing by
appointment with
& through agent
028 9066 3030

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700
www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Energy Rating	
Epc Type: Domestic	
Current: C79	
Potential: C80	
EPC Landmark Code: 0240-0218-2104-8535-7404	
Epc Certificate	
Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20
Very energy efficient - lower running costs	
	Current Potential
	79 80
Not energy efficient - higher running costs	

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Property Features

- Modern Ground Floor, One Bedroom Apartment off the Lisburn Road, Walking Distance of the City Centre
- Communal Hall and Communal Laundry Room on the Ground Floor
- Entrance Hall with Large Cloaks & Storage Area
- Lounge with Dining Area and Access to Ground Floor Balcony
- Open Plan to Modern Fitted Kitchen with Range of Appliances
- Generous Double Bedroom
- Modern Shower Room
- Two Communal Roof Gardens with Views Over South Belfast
- Walking Distance to Queen's, City & Royal Hospital & Belfast City Centre
- Ideal for Owner Occupiers or Investors

Location:

Lisburn Road, beside City Hospital.

Property Comprises

Ground Floor

Hardwood front door to:

ENTRANCE HALL: Cloaks cupboard, wood floor.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, fully tiled shower cubicle.

Extractor fan.

BEDROOM (1): 11' 0" x 8' 1" (3.35m x 2.46m) Wood floor.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING ROOM: 15' 0" x 9' 8" (4.57m x 2.95m) Range of high and low level high gloss units, work surfaces, single drainer stainless steel sink unit, integrated oven and stainless steel extractor fan. Four ring gas hob, fridge, part tiled walls, glazed splashback, wood floor, airing cupboard. Double doors to sitting area.

Outside

Communal garden on roof top, communal laundry room.

Management company

CSM Management.

Management Fee: TBC

Service Charge

£1425.15 per annum.

