TEMPLETON ROBINSON

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Epc Type: Domestic

EPC Landmark Code: 0240-0218-2104-8535-7404

Current: C79 Potential: C80

Epc Ceritificate

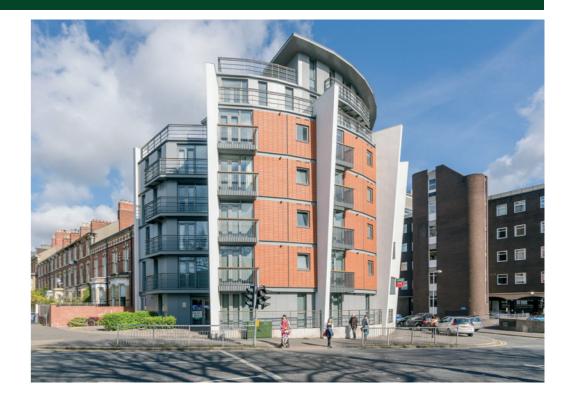
Lisburn Road - 028 90 66 3030 Ballyhackamore - 028 90 65 0000 North Down - 028 90 42 4747 - 028 92 66 1700

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.



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.

This apartment comprises; entrance hall with excellent cloaks BT9 7AF 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.

Offers Over £119,950

G.1 117 Lisburn Road, Belfast,

Viewing by appointment with & through agent 028 9066 3030

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

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.





