



Limetree Manor,

**Offers in the region of  
£117,500**



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## Limetree Manor, Lisburn, County Antrim

### Offers in the region of £117,500

A superb first floor apartment in this sought after and gated development just off the Knockmore Road in Lisburn. This apartment is located in this quiet part of the city yet has public transport links and main road networks close at hand for the commuter. Ideal for either first time buyers or buy to let investors alike we fully recommend early consideration of this property. Internally the apartment features two bedrooms (master with en-suite shower room), bathroom with white suite, an entrance hall with two storage cupboards and the open plan kitchen / dining / living room which has access to a juliette balcony which overlooks the front. The apartment is tastefully decorated and the kitchen units are modern and of good quality. Externally there is a gated parking area and communal gardens. Viewing is by appointment with our sales team on (028) 9267 5321. HOUSE TO SELL ? Call our team to arrange your free SALES or LETTINGS consultation.

#### COMMUNAL ENTRANCE

#### STAIRS TO:-

#### FIRST FLOOR

#### HARDWOOD FRONT DOOR

#### ENTRANCE HALL

Laminate wooden floor. Two walk in cupboards with ideal storage space.

#### BEDROOM 1

3.23m x 2.87m (10'7" x 9'5")

#### EN-SUITE SHOWER ROOM

Luxury white suite comprising built in shower cubicle with thermostatically

controlled shower. Wash hand basin with mono tap. Close couple WC. Ceramic tiled floor. Extractor fan. Heated towel rail.

#### BEDROOM 2

3.25m x 2.84m (10'8" x 9'4")

#### OPEN PLAN LIVING / KITCHEN AREA

7.06m x 4.11m (MAX) (23'2" x 13'6" (MAX))

Kitchen: Range of high and low level units. Single drainer 1.5 stainless steel sink unit with mixer taps. Built in stainless steel oven and four ring gas hob. Stainless steel chimney extractor fan. Integrated dishwasher. Integrated fridge freezer. Ceramic tiled floor. Part tiled walls. Living Area: French doors to juliette balcony. Laminate wooden floor. Open plan to....

#### DINING AREA

2.97m x 2.64m (9'9" x 8'8")

Laminate wooden floor

#### BATHROOM WITH WHITE SUITE

Panel bath with mixer taps and telephone hand shower. Wash hand basin with mono tap. Close coupled WC. Ceramic tiled floor. Spotlights. Extractor fan.

#### MANAGEMENT CHARGE

#### OUTSIDE

Gated parking area and communal gardens. Allocated car parking space.

#### EPC

##### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

##### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only





For full EPC please contact the branch

