

Apartment 4 Lesley Court, 328 Lisburn Road,  
Belfast, BT9 6GH



Asking Price £145,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Second Floor Apartment Located On The Vibrant Lisburn Road
- Walking Distance To Many Shops, Boutiques & Restaurants
- Kitchen Open To Good Sized Living Room
- Two Bedrooms, Master Has Access To Rear Balcony
- Shower Room With White Suite
- Gas Fired Central Heating
- Double Glazing
- Well Finished Throughout
- Excellent Home Owner Purchase Or Investment

## SUMMARY

Lesley Court, a small quiet residential development, provides apartment living, superbly situated, complementing City working, shopping and socialising. Every conceivable amenity is right on the doorstep. Lisburn Road is home to a vast array of chic restaurants and pubs, trendy coffee shops, stylish fashion boutiques and other hip retail outlets.

Belfast City Hospital and Queen's University are within walking distance, and for those commuting, the M1 and M2 motorways are approximately five minutes' drive away.

Viewing is by private appointment by contacting our South Belfast office on 028 9066 8888.







## ACCOMMODATION

### SECOND FLOOR

#### ENTRANCE HALL:

Two storage cupboards. Roof space access.

#### LIVING ROOM:

**17' 0" x 16' 0" (5.18m x 4.88m) (at widest points)**

Double doors to Juliette balcony.

#### KITCHEN:

**11' 0" x 6' 0" (3.35m x 1.83m)**

Range of high and low level units. Single drainer stainless steel sink unit. Fridge and freezer. Washing machine. Freestanding cooker. Formica worktops. Part tiled walls. Gas fired boiler.



#### **SHOWER ROOM:**

Pedestal wash hand basin. Low flush WC. Shower cubicle.

#### **BEDROOM (1):**

**17' 0" x 9' 0" (5.18m x 2.74m)**

Double doors to balcony.

#### **BEDROOM (2):**

**12' 8" x 7' 0" (3.86m x 2.13m)**

#### **ADDITIONAL INFORMATION**

Insurance: £124 per annum  
Service charge: £634 per annum  
Management company: McKibbens



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

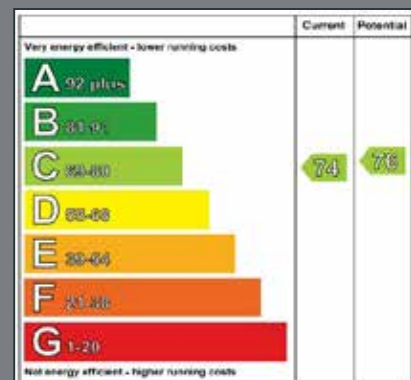


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: EB/I/19/FB



EPC REF: 9601-3437-7029-8390-7113

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