

Apartment 1, 268 Lisburn Road,
Belfast, BT9 6GF



Offers Over £215,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stunning Ground Floor Apartment In Converted Period Building With Own Front Door And Private Garden
- Reception Hall With Parquet Floor
- Lounge With Bay Window And Window Shutters, Attractive Cast Iron Fireplace With Distressed Mirror Tiled Hearth
- Luxury Hand Crafted And Painted Kitchen With Corian Worktop And Full Range Of SMEG Appliances
- Concealed Utility Area In Kitchen With Sliding Doors
- Good Sized Bathroom With Complimentary Modern Tiling And Freestanding Roll Top Bath
- Two Bedrooms
- Gas Fired Central Heating And Double Glazing
- Fully Modernised Yet Retaining Original Features
- Generous Resident And Visitor Parking
- Popular And Convenient Location Close To All Local Amenities Of The Main Malone And Lisburn Roads

SUMMARY

Exceptional modern two bedroom apartment in converted period building, offering a spacious layout providing two bedrooms, lounge, luxury bathroom and superb modern kitchen with casual dining.

In addition, the property has parking facilities and south west facing private side decked garden and well-maintained communal gardens.

Likely to be of interest to the professional or those downsizing within the market.

Viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

Hardwood front door with feature stained glass panels.

ENTRANCE HALL:

Parquet floor.

LOUNGE:

17' 3" x 13' 2" (5.26m x 4.01m) (into bay)

Window shutters. Cast iron fireplace with distressed mirrored tiled hearth. Laminate wood effect floor. Picture rail.





KITCHEN:
13' 5" x 7' 8" (4.09m x 2.34m)

Full range of hand crafted and painted high and low level units. Belfast sink. Corian worktop. SMEG 4 ring stainless steel gas hob. SMEG stainless steel electric oven. Integrated SMEG dishwasher. Integrated fridge/freezer. Glazed display cabinet. Breakfast bar. Part tiled walls. Feature tiled floor. Stable door to garden. Sliding doors to concealed utility area: plumbed for washing machine, vented for tumble dryer, with gas fired boiler and storage.



LUXURY BATHROOM:

Freestanding roll top bath with claw feet, telephone hand shower, drencher shower head and shower screen. Pedestal wash hand basin. Low flush WC. Tiled floor. Half panelled walls and part tiled walls. Feature radiator.

REAR HALLWAY:

BEDROOM (1):
15' 7" x 12' 5" (4.75m x 3.78m) (into bay)

White distressed laminate floor. Picture rail.

BEDROOM (2):
12' 4" x 8' 0" (3.76m x 2.44m)

White distressed laminate floor. Picture rail.

OUTSIDE

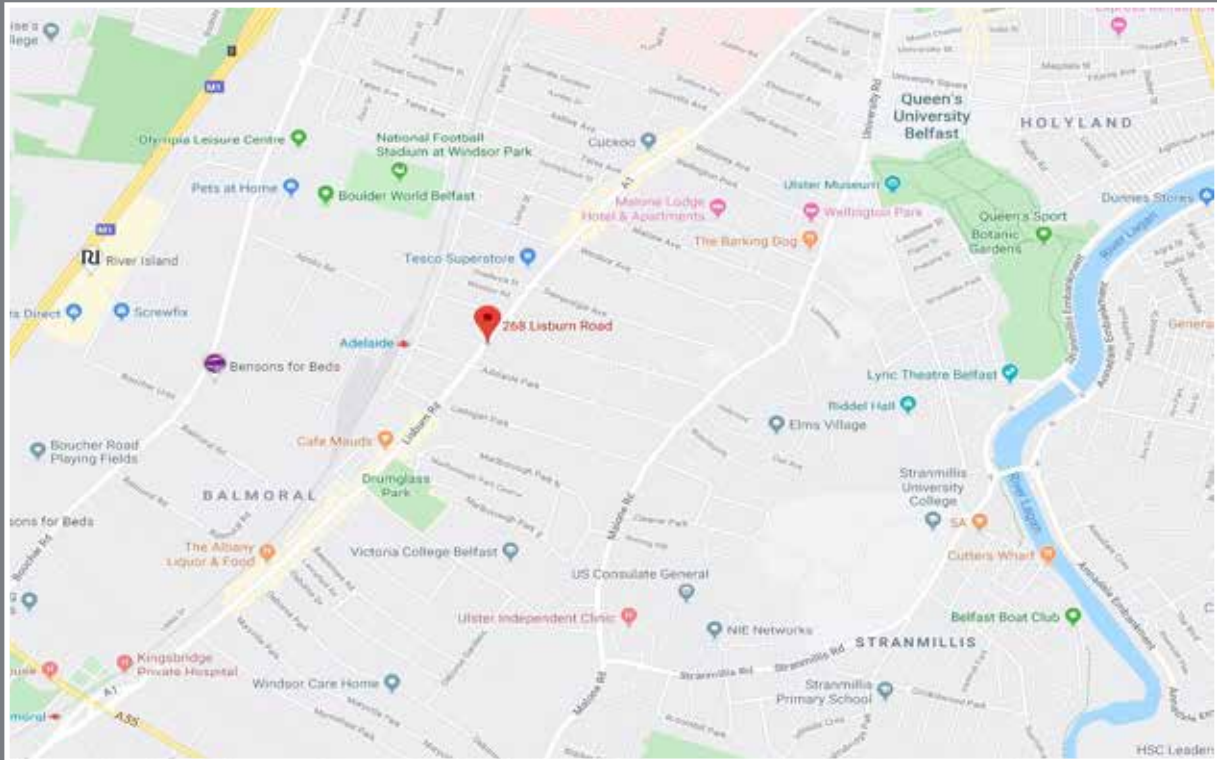
South west facing private decked garden. Garden shed. Mature communal gardens to front. 2 allocated car parking spaces.

ADDITIONAL INFORMATION

Service Charge: £500 per annum approx.
 Building Insurance: £200 per annum approx.
 Management Company: Residents' Management Company



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



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/A/20/FB



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54	40	46
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9801-3106-3929-1820-7743

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