

Apt C5 The Cypress,  
Malone Square,  
44 Windsor Park, Belfast, BT9 6JU



Asking Price £335,000

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

KEY FEATURES

- Superb Second Floor Apartment Set Within Much Sought After South Belfast Apartment Development
- Three Generous Bedrooms, 2 With Ensuites, All Bedrooms With Built In Wardrobes
- Bright And Spacious Open Plan Living/Dining/Kitchen With Balcony Off
- Fitted Kitchen With Full Range Of Integrated Appliances
- Contemporary Good Sized Fully Tiled Bathroom
- Gas Fired Central Heating, Fully Double Glazed
- Alarm System Installed
- Two Secure Allocated Underground Parking Spaces
- Excellent Storage Facilities
- Lift Access To All Floors
- Popular And Convenient Prime Location Close To All Of South Belfast’s Amenities, Queens University And Public Transport Networks

SUMMARY

The Malone Square development is exceptionally well located on the corner of Windsor Park and Malone Road, a prime location close to all local amenities on the main Lisburn Road, Queens University, City Hospital, Belfast city centre, and all main transport routes. This particular apartment is located on the second floor and offers generous bright and spacious accommodation comprising of an impressive open plan reception room leading to contemporary kitchen with fitted appliances, three generous double bedrooms with superb bathroom and ensuites.

In addition the property benefits from two allocated secure underground car parking spaces, security entry system, and alarm system to apartment.

Likely to be of interest to a wide range of purchasers including the first time buyer, professional couple or for those downsizing within the area, we thoroughly recommend inspection of this superb apartment in a highly sought after development in one of Belfast’s prime residential areas.



ACCOMMODATION

GROUND FLOOR

COMMUNAL AREA:

Stairs and lift access to:

SECOND FLOOR

Front door leading to:

ENTRANCE HALL:

Solid oak floor. Cloaks cupboard and separate storage cupboard.

UTILITY CUPBOARD:

Plumbed for washing machine.



FULLY TILED LUXURY BATHROOM:

Panelled bath with shower screen and rain head shower head attachment. Chrome heated towel radiator. Wash hand basin. Low flush WC. Mirror cupboard.

BEDROOM (1):

10’ 8” x 9’ 9” (3.25m x 2.97m)

2 x double built-in wardrobes.

BEDROOM (2):

11’ 8” x 10’ 11” (3.56m x 3.33m)

Door to Juliette balcony. 2 x double built-in wardrobes.

FULLY TILED LUXURY ENSUITE:

Panelled bath with shower screen and rain shower head attachment. Chrome heated towel radiator. Wash hand basin. Low flush WC. Mirror cupboard.

BEDROOM (3):

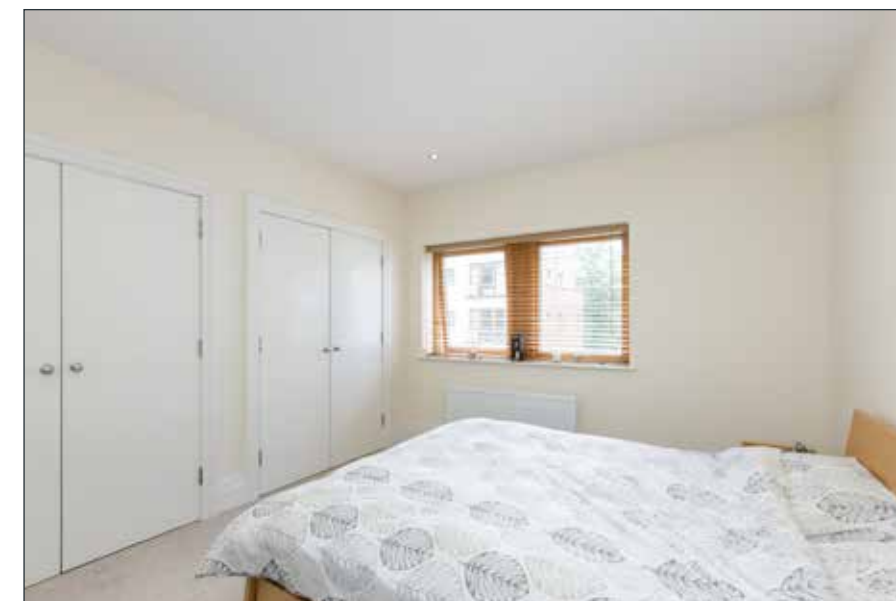
11’ 10” x 11’ 3” (3.61m x 3.43m)

2 x double built-in wardrobes.

FULLY TILED LUXURY ENSUITE:

Shower cubicle with rain shower head attachment. Low flush WC. Wash hand basin with mirrored cupboard above. Chrome heated towel radiator.









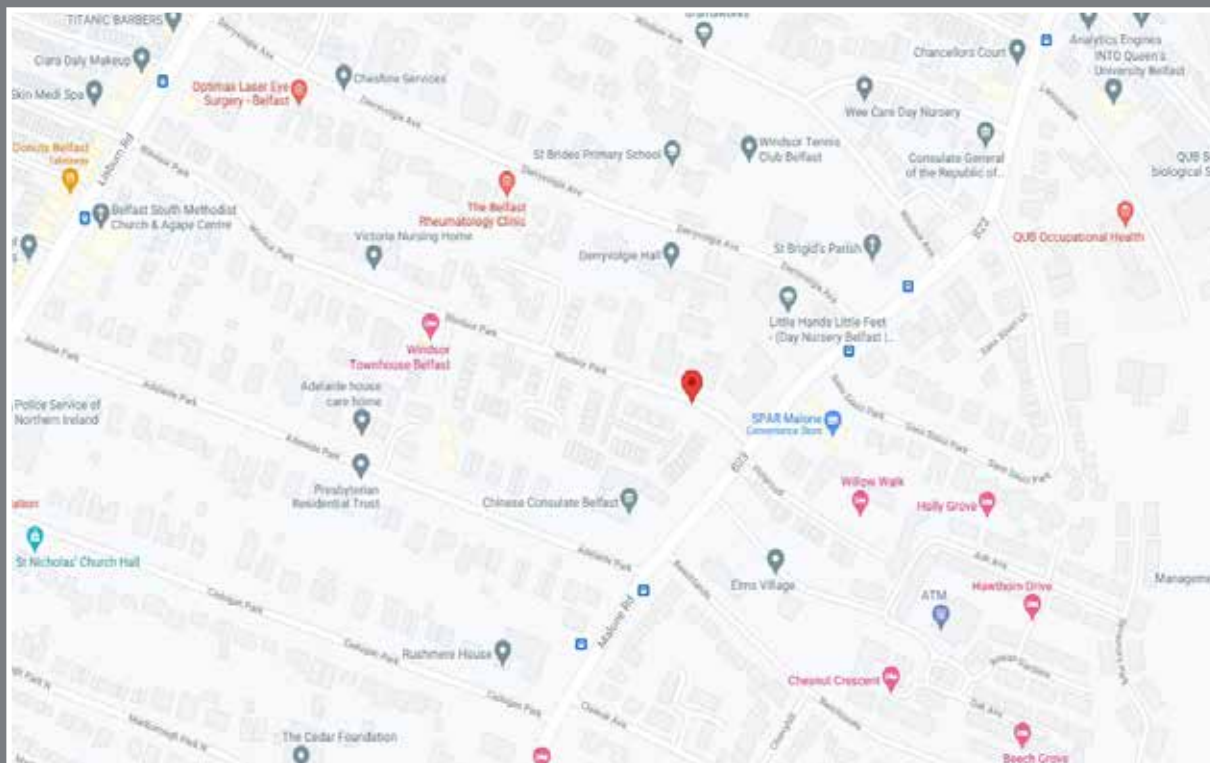
**OPEN PLAN LIVING / DINING / KITCHEN:  
20' 11" x 19' 7" (6.38m x 5.97m)**

Range of high and low level units with granite work tops. Single drainer stainless steel sink unit. 4 ring stainless steel gas hob with extractor hood above. Integrated 'Smeg' dishwasher. Integrated fridge/freezer. Stainless steel electric oven. Ceramic tiled floor.

Solid oak floor to living and dining area. Door to south west facing balcony and door to Juliette balcony.



# 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

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REF: EB/F/21/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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