

**simonBRIEN**  
RESIDENTIAL

31 Park Royal,  
841 Lisburn Road, Belfast, BT9 7GY



Offers Over £175,000

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



## KEY FEATURES

- Superb Second Floor Apartment In Popular Development
- Two Double Bedrooms (Principal Bedroom With Ensuite)
- Spacious Open Plan Living / Dining Room With Juliette Balcony & Feature Bay Windows
- Modern Fully Fitted Kitchen With A Range Of Appliances
- Contemporary White Bathroom Suite & Ensuite
- Lift Access To All Floors
- Allocated Parking Space
- Gas Central Heating & Double Glazing
- Popular & Convenient Location
- Close To All Local Amenities On The Lisburn Road, Belfast City Centre & Nearby Motorway Networks



## SUMMARY

Exceptionally well located off the Lisburn Road, Park Royal is a modern apartment complex offering well-appointed accommodation in a highly convenient setting. The Lisburn Road with its array of shopping, cafes and restaurants is only a few minutes walk. Parks and sporting facilities are located close by too.

This superb second floor apartment comprises of an entrance hall with storage cupboard, large living / dining area, open to modern fully fitted kitchen with a range of appliances, two double bedrooms (principal with ensuite), and main bathroom in white suite. Externally, there is an allocated parking, and convenient comfortable access to neighbouring motorway networks connecting Belfast City Centre and further afield.

Likely to be of interest to the young couple or professional in today's market. Viewing is by private appointment through our South Belfast office on 028 9066 8888.



## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL AREA:

Lift / stairs access to:

### SECOND FLOOR

#### ENTRANCE:

Hardwood door leading to:

#### ENTRANCE HALL:

Utility cupboard plumbed for washing machine.

#### LIVING / KITCHEN / DINING AREA:

**23' 8" x 21' 4" (7.21m x 6.5m)**

In the kitchen - excellent range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Four ring gas hob and electric oven. Stainless steel extractor canopy. Integrated fridge freezer and dishwasher.





**PRINCIPAL BEDROOM:**  
**12' 5" x 9' 8" (3.78m x 2.95m)**

Wardrobe.

**ENSUITE SHOWER ROOM:**

Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (2):**  
**15' 2" x 8' 9" (4.62m x 2.67m)**

Wardrobe.

**BATHROOM:**

White suite comprising of panel bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin.

**OUTSIDE**

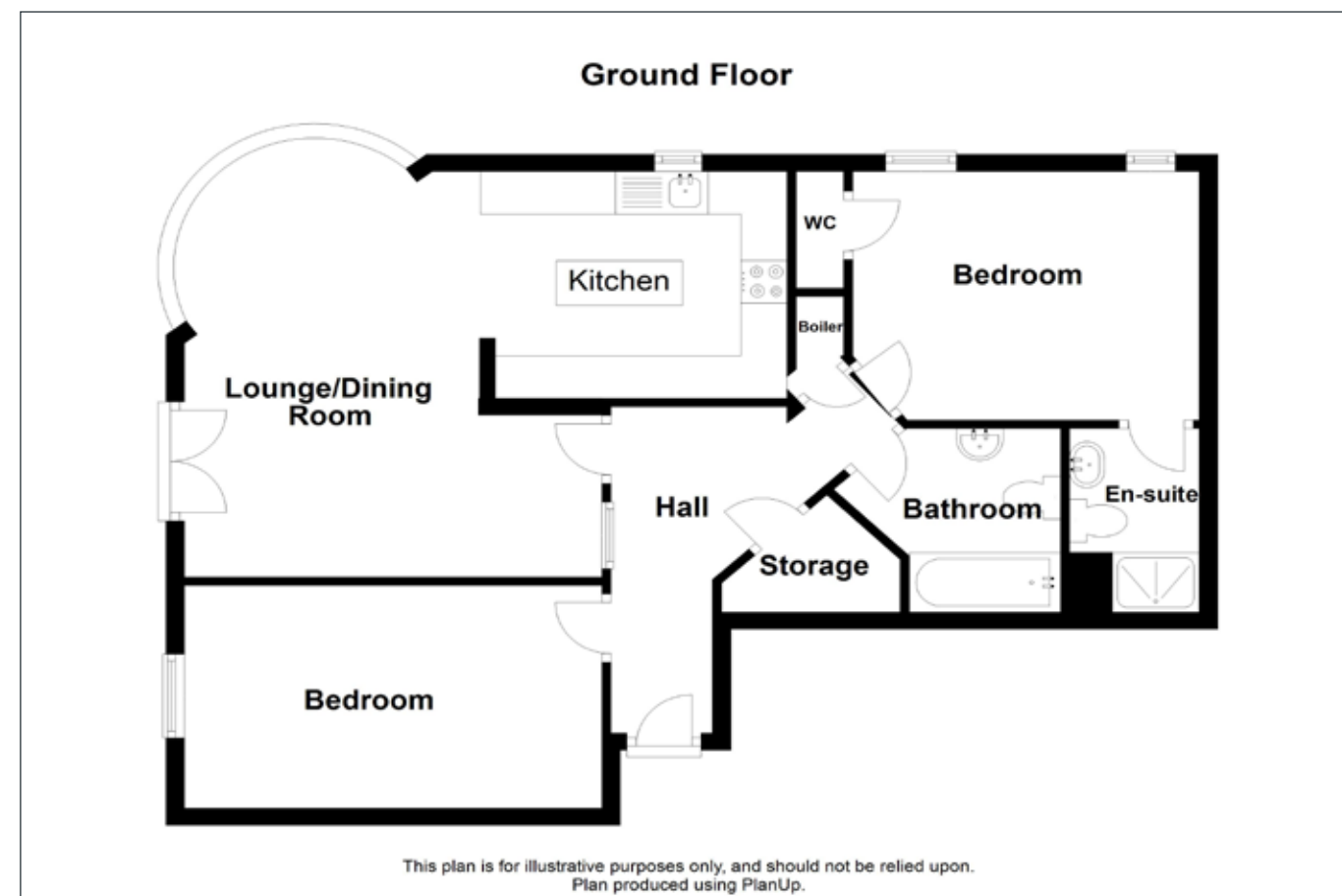
Allocated parking space.

**ADDITIONAL INFORMATION**

**CHARGES:**

- Service Charge - £1,300 per annum
- Rates - £1,245.12 per annum
- Mgt Co - MB Wilson





# 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: TOD/I/21



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 2198-3002-1201-2649-8204

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