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Apt 1, 1 Deramore Park South

Belfast
BT9 5JJ

Offers In Region Of £235,000

APT 1, 1 DERAMORE PARK SOUTH, BT9 5JJ

- **Superb Ground Floor Apartment**
- **Bright Spacious Open Plan Living/Dining/Kitchen With Range Of Fitted Units**
- **Bedroom With Ensuite Bathroom**
- **Originally Configured As A Two Bedroom Apartment With Ability To Convert Back**
- **Bathroom With Matching Suite**
- **Concealed Study Area With Built In Furniture**
- **Allocated Secure Gated Car Parking**
- **Basement Storage Unit / Gas Fired Central Heating**
- **Convenient Location Close To The Amenities Of South Belfast**

This exceptional ground floor apartment is located in one of the most sought after apartment developments in BT9. No. 1 Deramore Park South is synonymous with a high specification of finish, twinned with bright, airy and spacious living accommodation.

Located in leafy tree lined suburban Belfast the apartment is convenient to local amenities in Malone and Lisburn Road. The Lagan Meadows, Barnetts Park and Drumbridge Park are all within walking distance.

The property is sure to impress on internal inspection. The original configuration of the apartment would have had two bedrooms, but this was converted to one large bedroom by the current owner. The owner is happy to convert back should the buyer wish. The attached floorplans illustrate the current and potential layouts.

All the rooms are very well proportioned with the accommodation briefly comprising of an open plan living/dining/kitchen with range of fitted units and integrated appliances, master bedroom en-suite and family bathroom. There are several storage cupboards and a concealed built in study area.

The apartment also has allocated car parking space and a basement storage room.

We feel that the apartment will appeal to a spectrum of potential purchasers and would encourage early viewing to fully appreciate all this apartment and development has to offer.







PROPERTY COMPRISES

COMMUNAL ENTRANCE LOBBY Stairs and lift to...

Hardwood entrance door leading to...

RECEPTION HALL Laminate wood stripped flooring, built in storage cupboards, recessed low voltage spotlights.

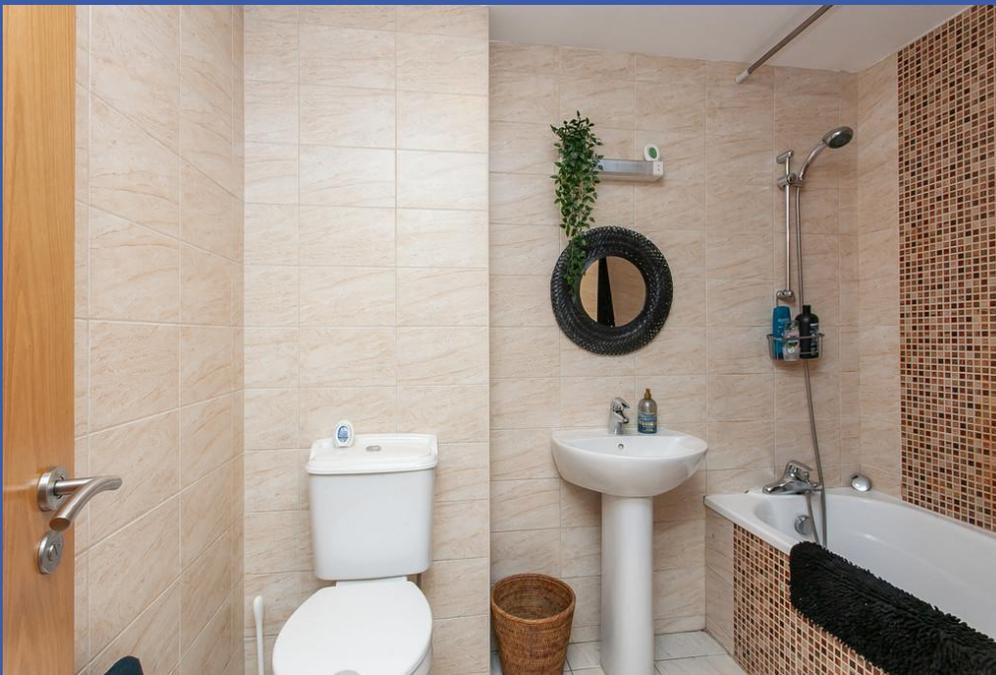
OPEN PLAN LIVING/KITCHEN/DINING AREA 32' 5" x 13' 3" (9.88m x 4.04m) (@ widest points) Range of fitted high and low level kitchen units, granite work surfaces, tiled splash back, integrated 4 ring hob, stainless steel under oven, stainless steel extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, gas fired boiler, stainless steel sink unit with mixer tap, concealed under lighting, part tiled floor, part laminate wood stripped flooring, recessed low voltage spotlights.

BATHROOM Bath with shower, pedestal wash hand basin, low flush WC, tiled walls, extractor fan, tiled floor.

BEDROOM 18' 9" x 16' 4" (5.72m x 4.98m) (@ widest points) Built in mirrored sliding wardrobes

ENSUITE Comprising of an enclosed shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, tiled walls, extractor fan.





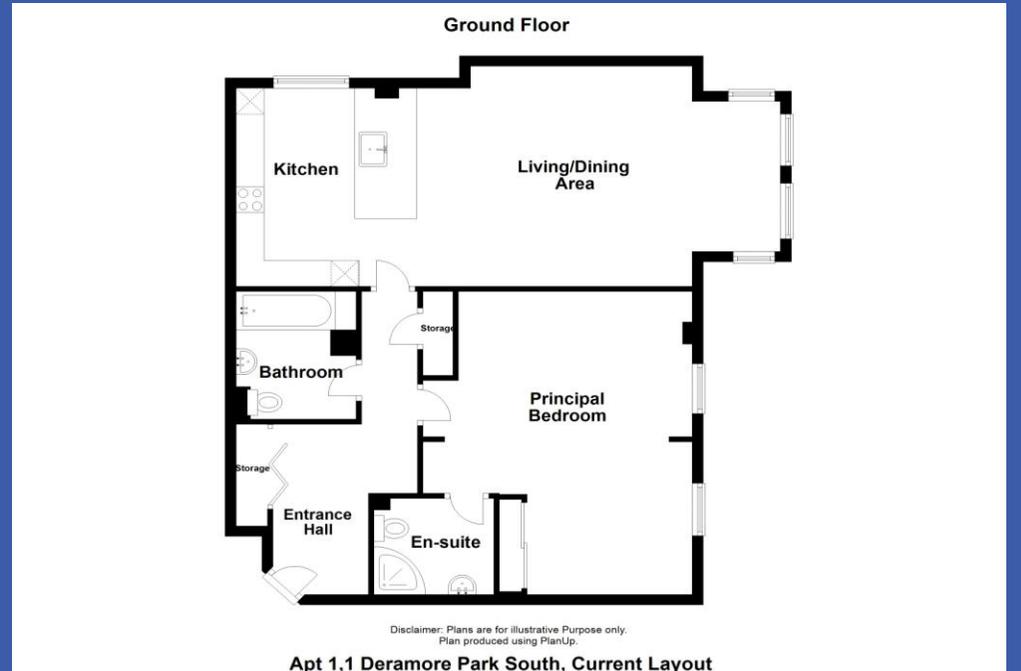
ALTERNATIVE LAYOUT...

MASTER BEDROOM 16' 4" x 9' 8" (4.98m x 2.95m) (@ widest points) Built in mirrored sliding wardrobes.

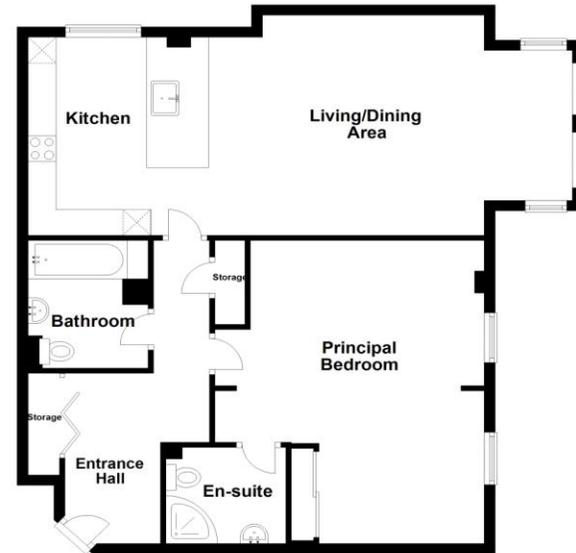
ENSUITE Comprising of an enclosed shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, tiled walls, extractor fan.

BEDROOM 2 16' 2" x 8' 7" (4.93m x 2.62m) (@ widest points)

OUTSIDE Communal landscaped garden areas, allocated car parking space, underground storage area.

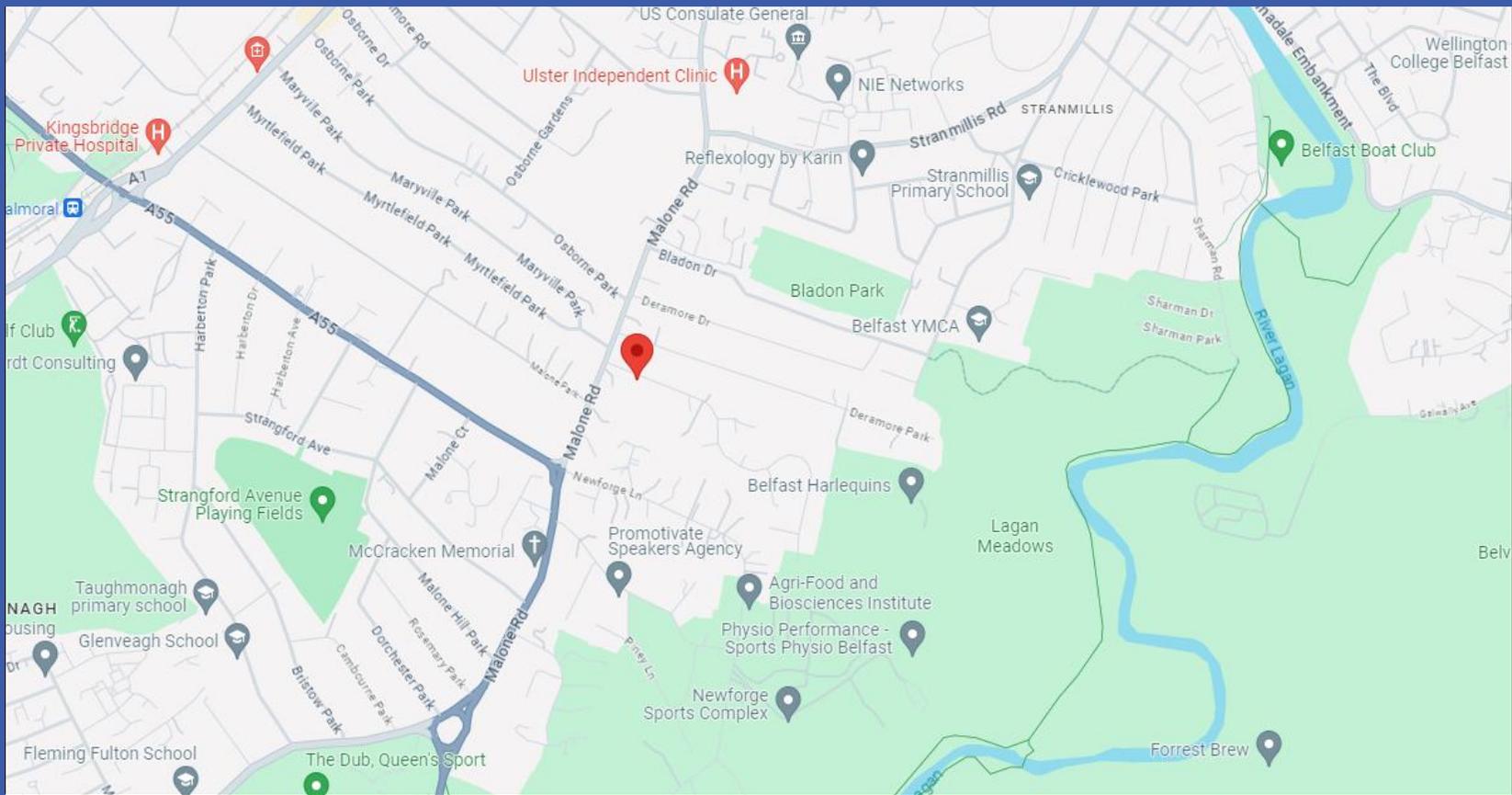


Ground Floor



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

Apt 1,1 Deramore Park South, Current Layout



Directions:

Please find map attached above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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