



## 3 HARRYVILLE COURT, HILLSBOROUGH OLD ROAD, LISBURN, BT27 5WE



- A Spacious And Newly Decorated First Floor Apartment Occupying A Prime Setting Within This Exclusive Complex Of Only 6 Apartments
- Bright And Spacious Accommodation Extending To Approximately 809 Square Feet
- Highly Desirable Location Close To Lisburn City Centre And Sprucefield Access To A1 Dual Carriageway And M1 Motorway
- Spacious Lounge With Large Bay Window And Open Plan To Kitchen And Dining Area
- Luxury Fitted Kitchen With Range Of Integrated Appliances
- Two Good Sized Bedrooms (One With Walk In Robe And Second With Balcony)
- Luxury Bathroom With White Suite To Include Bath And Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £159,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B82**

**REF:DL050625HG**

- Gas Fired Central Heating System And PVC Double Glazing
- Excellent B82 Energy Efficiency Rating
- This superb apartment is newly decorated throughout and ready for its new owners to enjoy, the location is perfect for those seeking convenience to local amenities and easy commuting to many locations, we strongly recommend early viewing

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Oak laminated timber floor. Built in cupboard with light.



### SPACIOUS LOUNGE:

5.20m (17'1") x 4.30m (14'1")

Measurements taken into large bay window. Limed oak laminated timber floor. Open plan to kitchen.



### LUXURY KITCHEN/DINING AREA:

4.20m (13'9") x 3.47m (11'5")

Range of high and low level units. Marble effect worktops and upstands. Occasional dining bar. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with four ring gas hob. Stainless steel splashback. Extractor hood in stainless steel canopy. Integrated fridge freezer and dishwasher. Built in cupboard with gas fired combi boiler. Recessed spotlights. Integrated washing machine.





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

**3.36m (11'0") x 3.13m (10'3")**

Walk in robe with fitted storage units and spotlights.

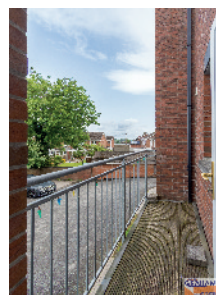


### **BEDROOM (2):**

**4.21m (13'10") x 3.12m (10'3")**

Measurements taken to widest points.

PVC double glazed door leading to balcony with Westerly aspects.



### **LUXURY BATHROOM:**

White suite. Panelled bath with mixer tap and shower attachment. Tiled surround. Quadrant shower cubicle. Thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights.



### **TENURE:**

We have been advised the tenure for this property is assumed leasehold, we recommend the purchaser and their solicitor verify the details.

### **RATES PAYABLE:**

For period April 2025 to March 2026 £1,228.23

### **SERVICE CHARGE:**

A service charge of £1000 per annum (at present) is payable to cover buildings insurance and maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



### **DIRECTIONS:**

From Lisburn proceed along Hillsborough Old Road, turn into Harryville Park and Harryville Court is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 3 Harryville Court, Lisburn

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft

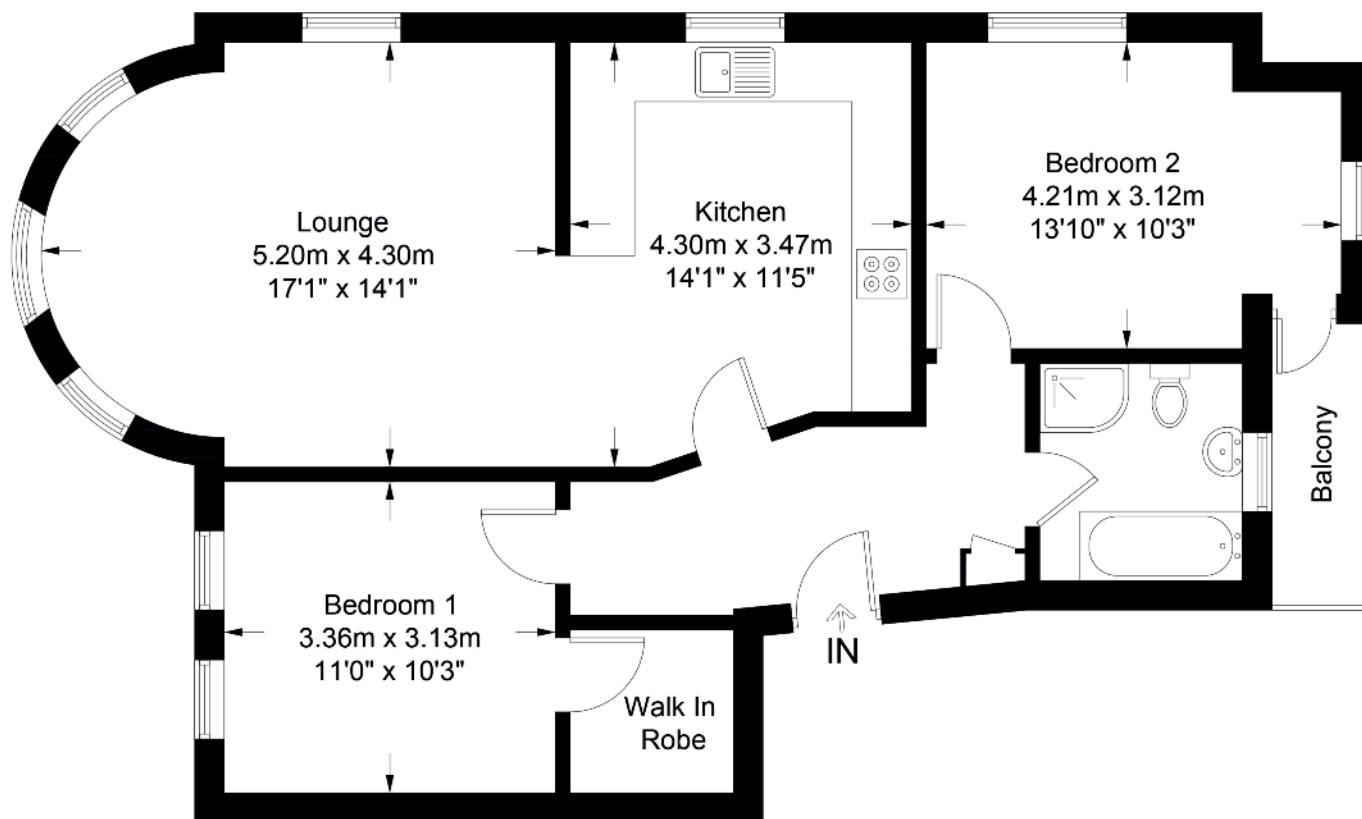


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID12097224)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

**www.hgraham.co.uk**

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