



## APARTMENT 3, 1 HILLSBOROUGH ROAD MEWS, HILLSBOROUGH ROAD, LISBURN, BT28 1FS

- A Most Impressive And Exceptionally Well Presented Three Bedroom Penthouse Apartment Situated Within This Highly Desirable Residential Location In Close Proximity To Lisburn City Centre And M1 Sprucefield
- Excellent Accommodation Extending To Approximately 1015 Square Feet
- Entrance Hall With Solid Wood Entrance Door
- Spacious Open Plan Lounge
- Open Plan Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances
- Three Well Proportioned Bedrooms (Master With Luxury Fitted Shower Room En Suite)
- Luxury Fitted Bathroom With White Suite
- Communal Entrance Hall With PVC Composite Entrance Door

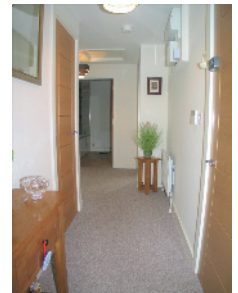
**PRICE: OFFERS IN THE REGION OF £169,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B83**

**REF:MK140820SR**

- Allocated Carparking Space
- Gas Fired Central Heating System
- Alarm System
- PVC Double Glazed Windows
- Excellent B83 Energy Efficiency Rating For Low Running Costs
- Early Viewing Is Highly Recommended To Appreciate All This Stunning Penthouse Apartment Has To Offer



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Solid wood entrance door. Storage cupboard with light and shelving.

### OPEN PLAN LOUNGE

16' 0" x 10' 8" (4.87m x 3.25m)



### OPEN PLAN LUXURY FITTED KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 2" x 12' 6" (5.24m x 3.81m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mono style mixer tap. Integrated fridge freezer. Integrated dishwasher. Integrated washer/dryer. Gas fired boiler. Part tiled floor.





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

14' 1" x 10' 10" (4.30m x 3.29m)

### **LUXURY FITTED SHOWER ROOM EN SUITE:**

Quadrant shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Concealed low flush wc. Part tiled walls. Tiled floor.



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

11' 2" x 11' 1" (3.40m x 3.38m)

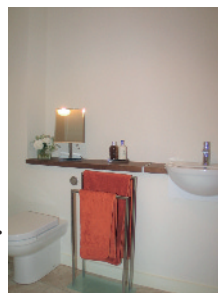
### **BEDROOM (3):**

11' 2" x 8' 2" (3.40m x 2.50m)



### **LUXURY FITTED BATHROOM:**

White suite. Panelled bath with centre mount mixer tap and thermostatic shower. Wash hand basin with mono style mixer tap. Concealed low flush wc. Part tiled walls. Tiled floor.



### **OUTSIDE**

Communal entrance hall with PVC Composite entrance door. Allocated carparking space.

### **TENURE:**

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

### **RATES PAYABLE:**

For period April 2020 to March 2021 £889.18

### **SERVICE CHARGE:**

A service charge of approximately £606 per year (at present) is payable to cover general maintenance and cleaning to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.

### **DIRECTIONS**

From Hillsborough Road turn into Hillsborough Road Mews. Mews 1 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.



## Apt 3, Mews 1, Hillsborough Road Mews

Approximate Gross Internal Area  
94.3 sq m / 1015 sq ft

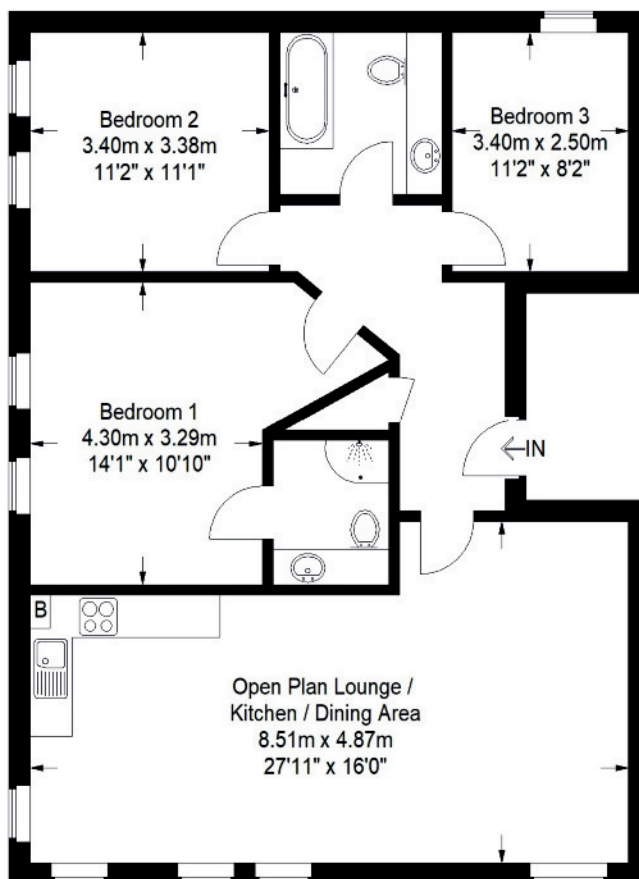
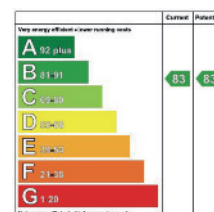


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 671931)



## VALUATION SERVICE

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

**www.hgraham.co.uk**

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.