



**Fetherston
Clements**

ESTATE AGENTS

485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstonclements.com
Web: www.fetherstonclements.com

43 Park Royal, 841 Lisburn Road

**Belfast
BT9 7GY**

Offers Over £169,950

43 PARK ROYAL, LISBURN ROAD, BELFAST, BT9 7GY

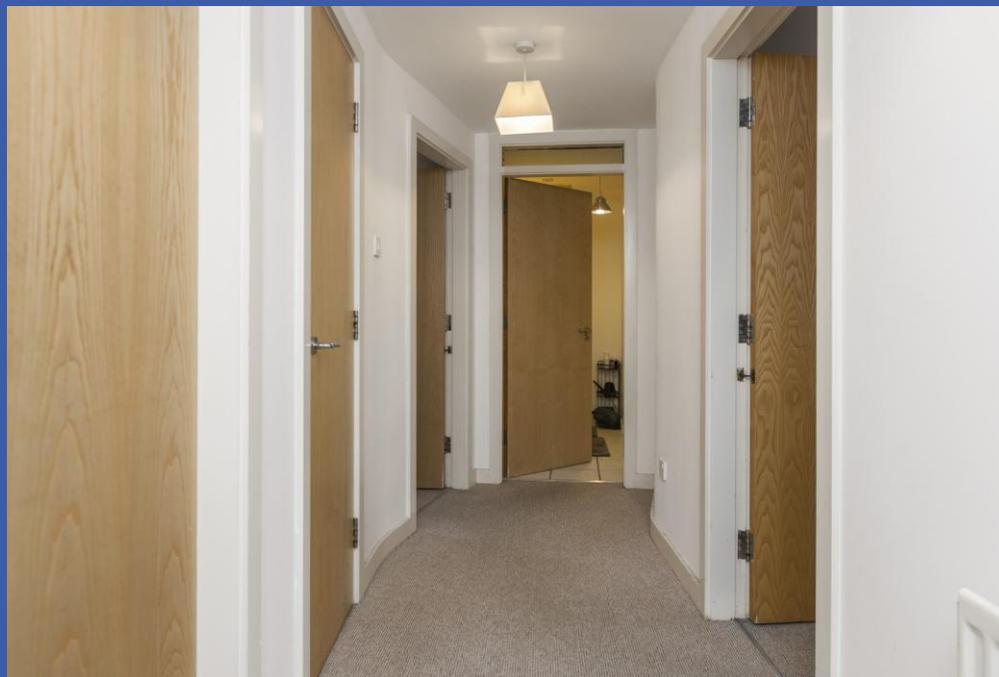
- **Superb & Bright Apartment Located in Popular Apartment Complex with Lift Access**
- **Spacious Open Plan Living/ Dining Room**
- **Modern Fitted with Appliances**
- **Two Spacious Bedrooms**
- **Master Ensuite Shower Room**
- **Modern Family Bathroom Suite**
- **Gas Central Heating & Double Glazing**
- **One Secure Parking Space**
- **Ideally Located Close to Amenities of Lisburn Road**
- **Close to Arterial Routes, Public Transport and Motorway Access**

This superb second floor apartment is located in the ever popular Park Royal development on Lisburn Road, close to Balmoral Avenue and Stockmans Lane.

The property boasts bright and spacious accommodation throughout comprising hallway, open plan living/ dining/ kitchen, two spacious bedrooms, master ensuite shower room and further family bathroom. Further benefits include lift access, gas central heating, double glazing and one allocated car parking space. The property is tastefully decorated and provides excellent accommodation.

The property is sure to appeal to a range of buyers including first time buyers, investors and downsizers. Located in a prime location close to shops, cafes, restaurants, bars, gyms and golf clubs of the surrounding area. Well serviced by arterial routes, access to M1 motorway as well as Metro bus services and train services with Balmoral train station just a short walk away.

Viewing is recommended to appreciate this excellent property and location.







Property Comprise s

Wooden front door leading to...

HALLWAY

Storage cupboard.

OPEN PLAN LIVING/ DINING TO KITCHEN 24' 4" x 14' 10" (7.440m x 4.540m) (At Widest Points)

Patio doors to Juliet balcony. Range of high and low units. Formica worktop. Stainless steel sink unit with mixer tap and drainer. Integrated electric oven. Integrated electric hobs. Stainless steel extractor hood. Tiled splashback. Integrated fridge freezer. Integrated dishwasher. Tiled floor. Recessed spotlights.

BEDROOM 14' 7" x 13' 6" (4.469m x 4.132m) (At Widest Points)

BEDROOM 14' 9" x 13' 0" (4.514m x 3.963m) (At Widest Points)

Patio doors to Juliet balcony.

ENSUITE

Low flush WC. Pedestal sink with mixer tap. Tiled shower enclosure with thermostatic shower. Tiled floor. Extractor fan.





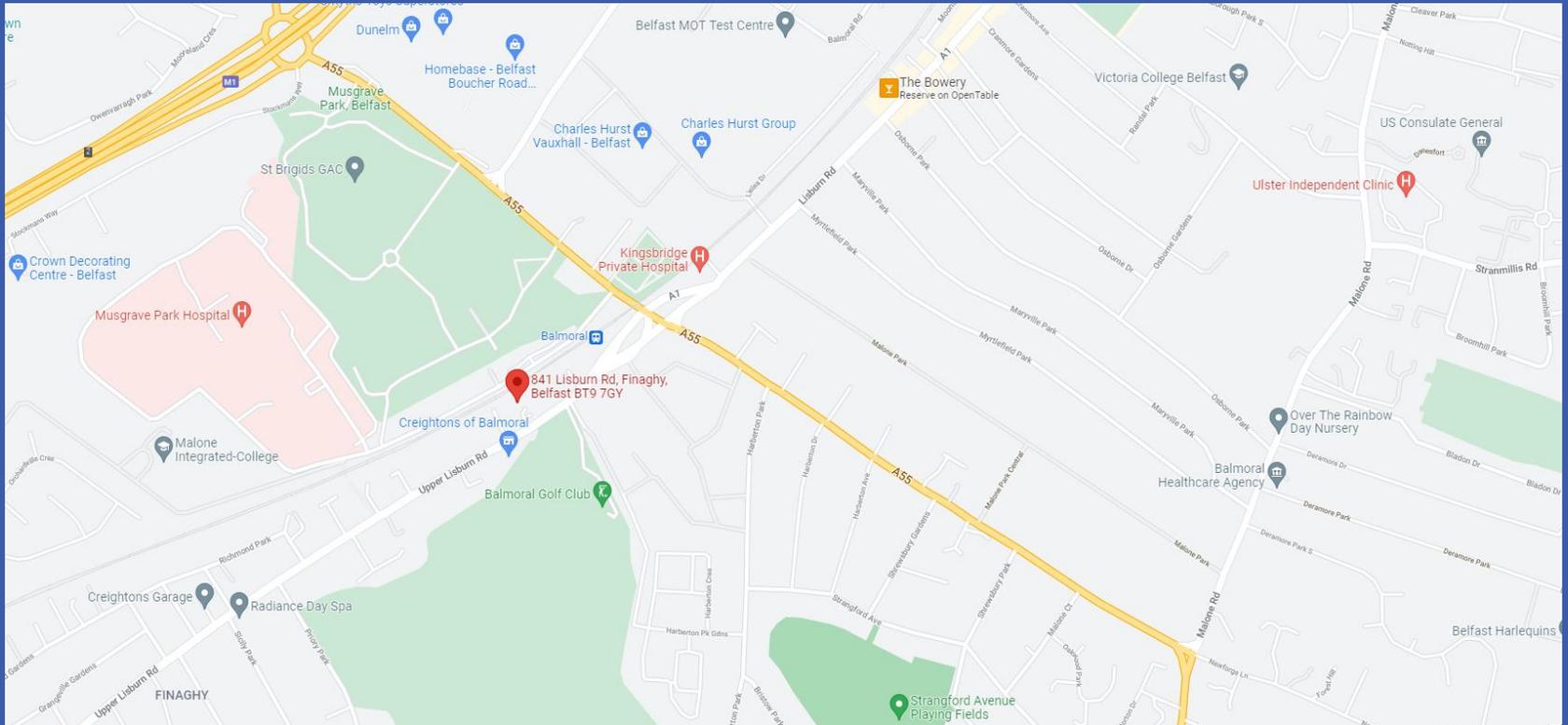
BATHROOM

Low flush WC. Pedestal sink unit with mixer tap. Panelled bath with mixer tap. Thermostatic shower. Part tiled walls. Tiled floor. Extractor fan.

EXTERIOR

Well maintained internal communal areas and landscaped areas. One parking space.





Directions:

See map.

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



Fetherston Clements Estate Agents for themselves and for the Vendors or Lessors of the property whose agents they are give no notice that; i) these particulars are given without responsibility of Fetherston Clements or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Fetherston Clements cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherston Clements has authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and / or rent, all figures are quoted exclusive of VAT, intending purchasers or tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherston Clements will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.