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Apt 5 Chancellors Court, 55 Malone Road

**Belfast
BT9 6SA**

Offers In Region Of £295,000

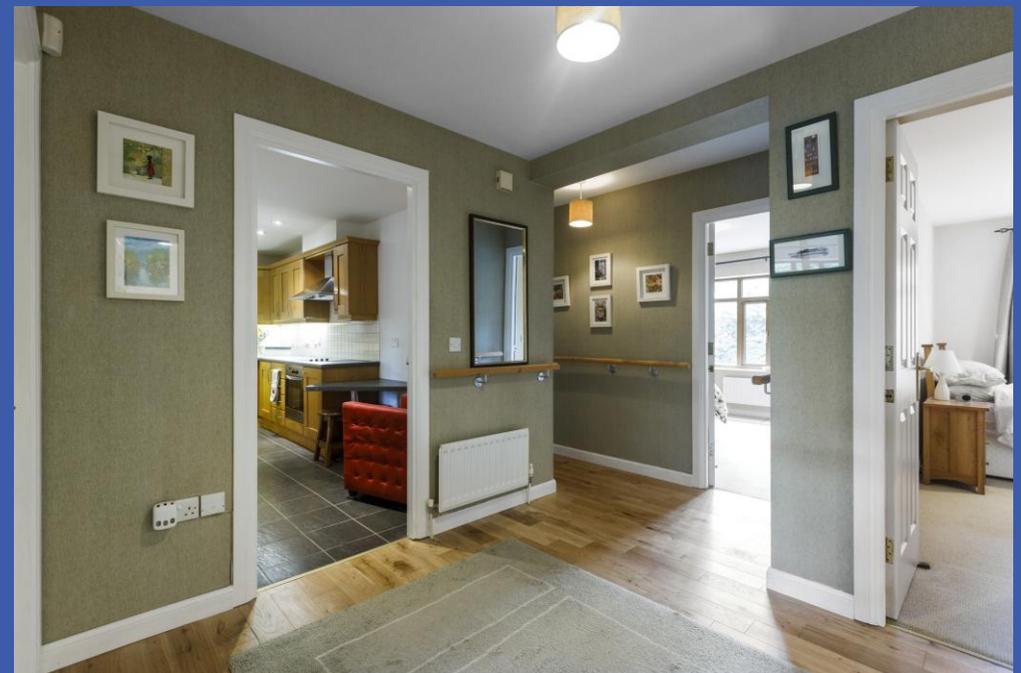
APT 5 CHANCELLORS COURT, 55 MALONE ROAD, BELFAST, BT9 6SA

- **Spacious & Beautifully Presented First Floor Apartment Located in a Sought After Apartment Complex**
- **Reception Hall**
- **Bright Lounge with Feature Fireplace and Access to Balcony**
- **Modern Kitchen Diner with Integrated Appliances**
- **Four Bedrooms; Three of which have Built in Storage**
- **Two Modern Ensuite Shower Rooms & Additional Modern Bathroom**
- **Gas Fired Central Heating & Double Glazing**
- **Lift Access, Secure Allocated Underground Parking Space & Further Guest Parking**
- **Spacious and Flexible Accommodation**
- **Highly Convenient & Sought After Address**

This superb first floor apartment enjoys an enviable location on Malone Road. The property is beautifully presented throughout and has been carefully maintained by the current owner. It also benefits from a superb balcony and secure allocated parking space and additional guest parking, all accessible by lift.

Internally, the property briefly comprises reception hall, large open plan living room onto balcony, modern fitted kitchen with dining and lounge space, four spacious bedrooms, three bathrooms (two of which are ensuite shower rooms). The property is bright, spacious and boasts flexible accommodation to suit many potential purchasers. Superbly positioned in the heart of South Belfast convenient to all the amenities of Malone Road, Lisburn Road and Stranmillis Village such as shops, eateries and bars. Queens University, Botanic Gardens and Lagan Towpath are just a short distance away as well as many prestigious golf clubs, Belfast Boat Club and Queens PEC. M1 motorway and other arterial routes are also close, providing an easy commute for many.

We highly recommend viewing this substantial first floor apartment to fully appreciate all this fine home has to offer.







Property Comprise s

COMMUNAL ENTRANCE LOBBY Tiled floor. Lift and stairs to...

FIRST FLOORING LANDING Hardwood entrance door. Leading to...

RECEPTION HALL Hardwood flooring. Storage cupboard with Worcester gas fired boiler.

OPEN PLAN LOUNGE/DINING ROOM 22' 10" x 15' 6" (6.96m x 4.72m) @ widest points Hardwood flooring, feature fireplace with stone surround and electric inset, door to balcony.

KITCHEN 13' 3" x 7' 10" (4.04m x 2.39m) Range of fitted high and low level units with Granite effect worksurfaces, one and a half bowl single drainer stainless steel sink unit with mixer taps, four ring electric hob, stainless steel underoven, stainless steel extractor fan, concealed underlighting, breakfast bar, tiled floor, tiled splashback, integrated dishwasher, integrated washing machine, integrated fridge and freezer.





BATHROOM White suite comprising of a panelled bath with hand shower, low flush wc, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan, recessed low voltage spotlights.

BEDROOM/STUDY 13' 3" x 13' 0" (4.04m x 3.96m) Range of built in furniture.

BEDROOM 15' 3" x 10' 10" (4.65m x 3.3m) @ widest points Range of built in bedroom furniture.

EN-SUITE White suite comprising enclosed shower cubicle, low flush wc, pedestal wash hand basin, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

BEDROOM 15' 4" x 11' 0" (4.67m x 3.35m) @ widest points Built in sliding wardrobes.

EN-SUITE White suite comprising of a walk in shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

BEDROOM 12' 0" x 10' 10" (3.66m x 3.3m)





OUTSIDE Balcony with views over Malone Road. Allocated secure car parking place. Additional guest parking.



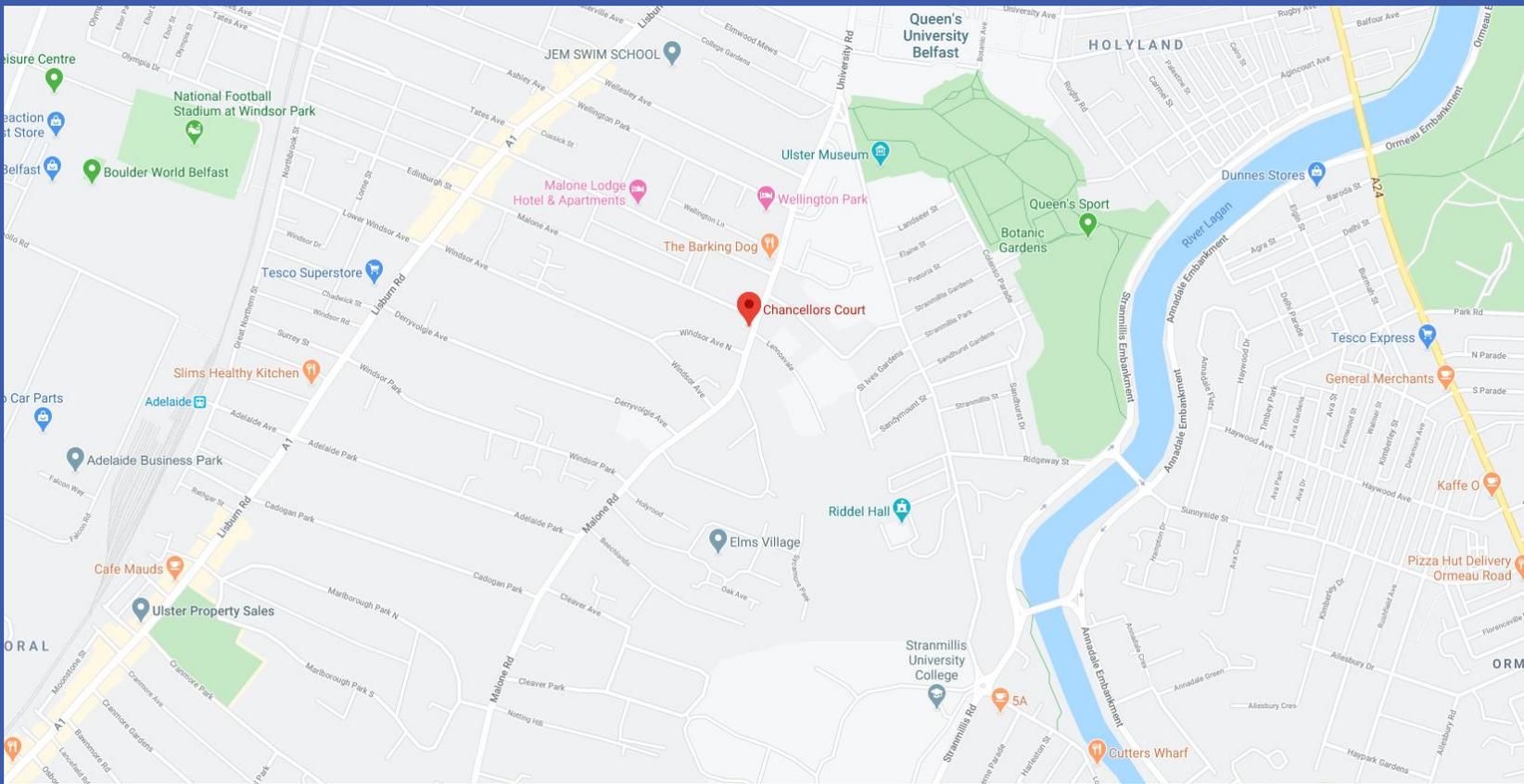






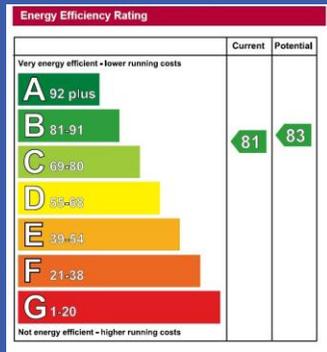
This plan is for illustrative purposes only.
Plan produced using PlanUp.

5 Chancellors Court



Directions:

See map.



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