



A third (top) floor lift serviced purpose built apartment situated on the brow of the hill close to the Comber Greenway and only a few minutes walk away to King's Square Shopping Centre and Cherryvalley shops. The property maintains a southerly aspect with far reaching views across the Castlereagh Hills from its large drawing room.

The three double bedrooms (master ensuite) are all of an excellent proportion and with modern bathroom facilities, double glazed windows throughout and gas central heating, this property will particularly appeal to those downsizing from larger premises within the immediate vicinity.

Grafton Court is a resident-managed development and the board of directors are regularly reviewing the amenities within the site which features a central courtyard with an attractive water feature.

Public transport facilities to the surrounding areas and city centre are literally just outside the development with the added attraction of Ballyhackamore being within one mile. Offered for sale with no onward chain, the extremely well-proportioned accommodation is the underlying feature of this property and demands internal inspection to be fully appreciated.

Fixed Price
£180,000

Apt 27 Grafton Court,
85 Kings Road,
BEFLAST,
BT5 7BU

Viewing by
appointment with
& through agent
028 9065 0000

- Spacious, substantial penthouse apartment
- Three double bedrooms
- Double width reception room
- Open plan kitchen with integrated appliances
- Master bedroom ensuite
- Further family bathroom
- Gas central heating
- uPVC double glazed windows
- Lift serviced
- No onward chain
- Resident managed development
- Close to excellent local shops and amenities

The Property Comprises:

Ground Floor

ENTRANCE FOYER: Stairs/lift to third floor.

Third Floor

RECEPTION HALL: Laminated wood flooring, radiator, entry phone, large storage cupboard.

LIVING ROOM: 21' 0" x 19' 2" (6.4m x 5.84m) Twin aspect. uPVC double glazed windows to rear with far reaching views over Cherryvalley toward the Castlereagh Hills. Two radiators, laminated wood flooring. Open plan to

KITCHEN: Range of high and low level units, single drainer stainless steel sink unit with mixer tap. Integrated oven, fridge/freezer, dishwasher and washing machine. Extensive laminated work surfaces incorporating four ring gas hob with extractor hood above. Ceramic tiled flooring, double glazed roof light window. Cupboard with Baxi natural gas boiler.



MASTER BEDROOM: 13' 0" x 12' 0" (3.96m x 3.66m) uPVC double glazed window to side overlooking courtyard. Double opening built-in wardrobe cupboard, radiator. Door to: ENSUITE SHOWER ROOM: Part tiled walls to corner shower cubicle, low level wc and pedestal wash hand basin. Chrome towel radiator, inset spotlights, ceramic tiled floor. Extractor fan.

BEDROOM (2): 19' 0" x 11' 8" (5.79m x 3.56m) uPVC double glazed window to rear with views across to Castlereagh Hills. Radiator.

BEDROOM (3): 12' 0" x 10' 8" (3.66m x 3.25m) Twin aspect, double glazed roof light window to side, double opening built-in wardrobe, radiator.

BATHROOM: White suite comprising panelled bath with thermostatically controlled shower above and shower screen, pedestal wash hand basin, low flush wc. Chrome heated towel rail, double glazed roof light window to side. Ceramic tiled floor, inset spotlights, extractor fan.

Outside

Set within attractive communal gardens with central courtyard with water feature. Off street parking for residents and visitors. Bin store (screened).

SERVICE CHARGE: £996 per annum.



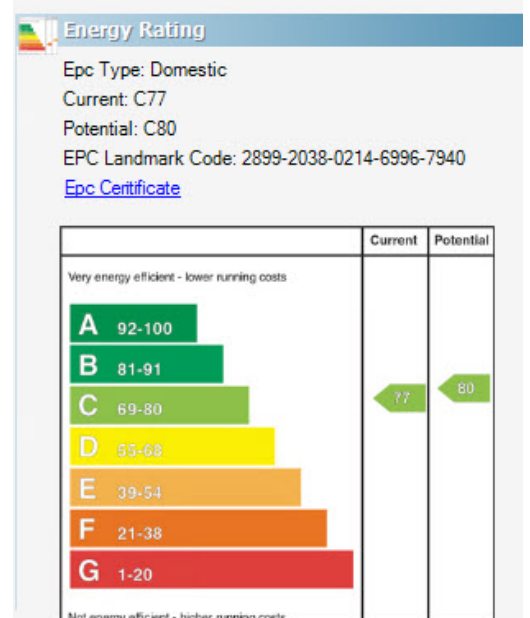
Location:

Travelling from Knock dual-carriageway, turn onto Kings Road towards Kings Square and Grafton Court is on the right hand side before Gilnahirk Road.



Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
Lisburn - 028 92 66 1700

www.templetonrobinson.com



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