



This bright and spacious, first floor apartment is situated in one of Malone's most prestigious developments and has direct access to the city centre via both the Malone and Lisburn Roads, and benefits from a timber balcony off the lounge.

The accommodation comprises; entrance hall with cloaks and utility cupboard, lounge with dining area open plan to modern fitted kitchen with range of integrated appliances. The principal bedroom benefits from twin built in robes, an ensuite and faux balcony, second double bedroom and modern bathroom.

The apartment has double glazing, gas heating and one secure allocated basement car parking space.

Internal inspection is highly recommended to fully appreciate this lovely apartment.

Offers Over
£299,950

Apt B5 Malone Square,
42 Windsor Park,
BELFAST,
BT9 6JU

Viewing by
appointment
through agent
028 9066 3030



- Bright and Spacious First Floor, Two Bedroom Apartment
- Stairs and Lift to First Floor
- Entrance Hall with Cloaks and Utility Cupboard
- Lounge Open Plan to Dining Area
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms, One with Ensuite and Twin Built in Robes
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Homely and Well Presented Throughout, Ideal for Owner Occupier or Investor
- Communal Grounds and One Secure Allocated Car Parking Space
- Host of Amenities on Lisburn Road & in Malone only Minutes Away, Only a Short Distance to the City Centre and the Main Motorway Networks

The Property Comprises:

Ground Floor

Stairs and lift to:

First Floor

Hardwood front door to:

ENTRANCE HALL: Oak floor, utility cupboard with plumbing for washing machine, gas boiler, cloaks cupboard.

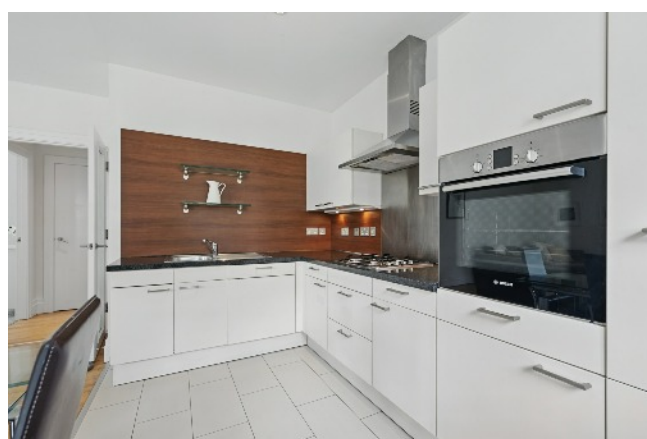
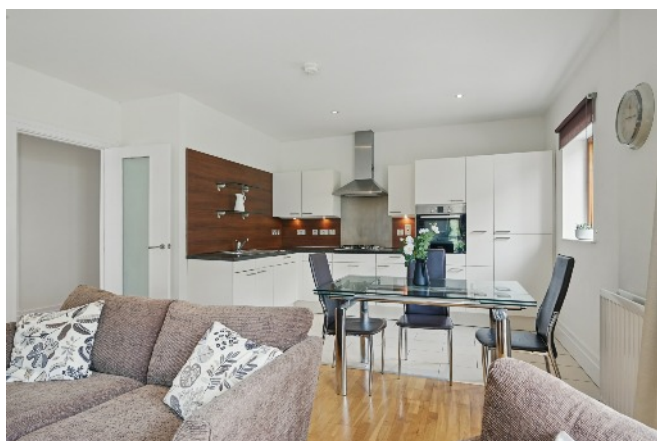


MODERN BATHROOM: White suite comprising low flush wc, wash hand basin, panelled bath with shower over, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan. Vanity unit with mirrored doors, under lighting.



LOUNGE AND DINING AREA: 17' 7" x 15' 8" (5.36m x 4.78m) (at widest points). Oak floor, low voltage spotlights. Glazed door to timber deck balcony, open plan to:

MODERN FITTED KITCHEN: 12' 2" x 8' 0" (3.71m x 2.44m) (at widest points). Range of high and low level units, granite work surfaces, single drainer stainless steel sink unit, integrated four ring gas hob, stainless steel extractor fan and splashback. Integrated fridge/freezer, integrated Bosch oven, ceramic tiled floor, low voltage spotlights.



BEDROOM (1): 13' 0" x 11' 5" (3.96m x 3.48m) Twin built-in robes.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, wash hand basin, fully tiled shower cubicle, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 10' 5" x 10' 8" (3.18m x 3.25m)



Outside

One underground car parking space. Communal bike racks and surrounding gardens.



Management company

Charterhouse Management Company Fee: £1626,77 per annum.

Insurance: Approx: £650 per annum.



Telephone 028 9066 3030

www.templetonrobinson.com

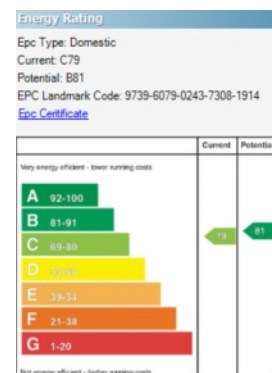


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From City Centre on Malone Road, Windsor Park is on the right hand side after the Petrol Station.

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



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