

GARAGE: 15' 8" x 11' 3" (4.78m x 3.43m) Up and over door.

Good sized front and rear communal gardens in lawns enclosed by boundary wall, timber fencing and hedging. Boiler house, uPVC oil tank.

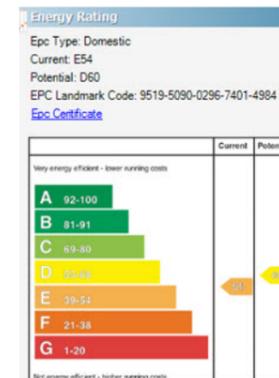
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Total area: approx. 79.6 sq. metres (857.3 sq. feet)

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



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Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
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This attractive spacious first floor apartment occupies an excellent much sought after residential location in the heart of Malone. It is extremely convenient to a host of amenities including those on the Lisburn Road and nearby motorway network.

The apartment offers generous adaptable accommodation which is further enhanced by the excellent communal external space with the added bonus of a garage and having retained the character from the period in which the original property was constructed.

Recent sales in this particular location have proved extremely successful and with all and more this attractive apartment has to offer it will have wide ranging appeal to both owner occupiers and investors.

**Offers Over  
£179,950**

Apt 86B Balmoral Avenue,  
Malone,  
Belfast,  
BT9 6NY

Viewing by  
appointment with  
& through agent  
028 9066 3030

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## Property Features

- Attractive Spacious First Floor Apartment in Desirable Location
- Good Sized Reception Landing Area with Roofspace Storage
- Generous Lounge with Semi Circular Bay and Feature Fireplace
- Shaker Style Fitted Kitchen with Range of Appliances
- Two Well Proportioned Bedrooms including Large Master
- Modern Fitted Shower Room with Triton Electric Shower
- Oil Fired Central Heating/Partial uPVC Double Glazing
- Charm and Character with Original Features
- Priced to Allow for Some Modernisation
- Parking Area and Garage to Rear
- Good Sized Front and Rear Communal Gardens
- Extremely Convenient with Host of Amenities Only Minutes Away Including Lisburn Road
- Ideal for Both Owner Occupiers and Investors

## Location:

Heading down Balmoral Avenue number 86B is approximately 200 yards on the right hand side.

## Property Comprises

### Ground Floor

Hardwood front door.

COMMUNAL RECEPTION HALL:

Glazed door and stairs to . . .

### First Floor

SPACIOUS LANDING: Cornice ceiling, access to part floored roofspace via Slingsby type ladder, extensive built-in shelving, built-in shelved hotpress, door and access rear fire escape (in need of repairs).

LOUNGE: 19' 5" x 12' 3" (5.92m x 3.73m) (at widest points, into bay). Feature fireplace with tiled inset and hearth, cornice ceiling, semi circular bay window.

SHAKER STYLE FITTED KITCHEN: 12' 6" x 10' 5" (3.81m x 3.18m) (at widest points) Range of high and low level units, 1.5 bowl single drainer stainless steel sink unit, work surfaces, SMEG 4 ring ceramic hob, extractor fan and canopy, integrated stainless steel SMEG oven, integrated SMEG microwave, integrated CDA fridge freezer, built-in display shelves, corner larder, part tiled walls, cornice ceiling, low voltage lights, built-in storage cupboard.

MASTER BEDROOM: 14' 4" x 12' 0" (4.37m x 3.66m) (at widest points) Built-in robe, cornice ceiling.

BEDROOM (2): 11' 9" x 9' 0" (3.58m x 2.74m)

SHOWER ROOM: Fully tiled shower cubicle with Triton electric shower, low flush wc, pedestal wash hand basin, part tiled walls, heated chrome towel rail.

### Outside

Entrance pillars leading to driveway and parking and turning area to rear for multiple vehicles.

