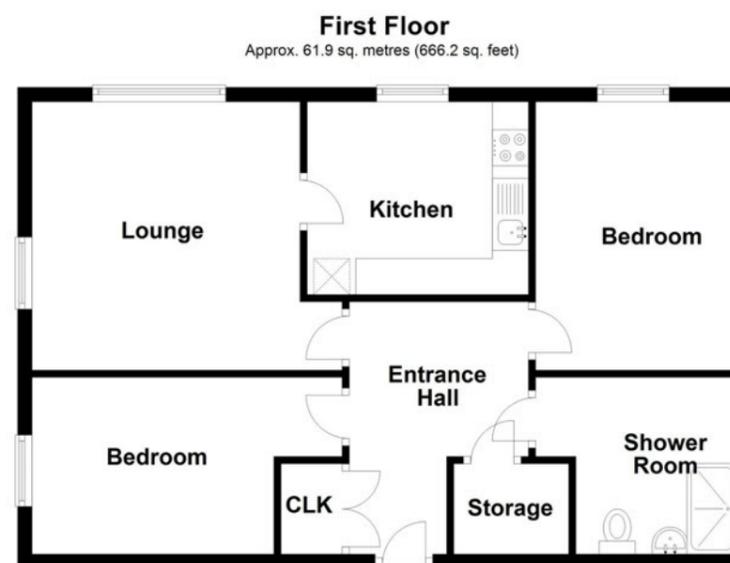


Outside

Communal parking and communal gardens including lawned areas, landscaped area with sitting area, greenhouse and bin store.

TEMPLETON
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ROBINSON



Total area: approx. 61.9 sq. metres (666.2 sq. feet)

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



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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Energy Rating	
Epc Type: Domestic	
Current: C80	
Potential: C80	
EPC Landmark Code: 9209-4906-0522-5790-4703	
Epc Certificate	
Rating	Current
Very energy efficient - lower running costs	
A 92-100	
B 81-91	
C 69-80	80
D 55-68	
E 39-54	
F 21-38	
G 1-20	
Not energy efficient - higher running costs	

This attractive first floor apartment for the over 55's occupies a superb convenient Malone location with the Lisburn Road and all its amenities only a short distance's walk away.

With an excellent aspect overlooking Marlborough Park South this apartment offers balanced accommodation with a spacious bright lounge and two well proportioned bedrooms. Overall it is ideally suited to cater for all those requirements of modern day living.

With its mature setting and ideal convenient location Kerrington Court has always proven popular thus early viewing is highly recommended.

Offers Over
£105,000

Apt 17 Kerrington Court,
Marlborough Park South, Malone,
Belfast, BT9 6JB

Viewing by
appointment with
& through agent
028 9066 3030

The Telegraph
PROPERTY AWARDS 2019
In partnership with

WINNER
Residential Estate Agency (Multi Branch) of the year 2019

Apt 17 Kerrington Court,
Marlborough Park South,
Malone, Belfast, BT9 6JB

Property Features

- Attractive First Floor Apartment in Popular Development for the Over 55's
- Spacious Reception Hall with Excellent Storage
- Good Sized Bright Lounge Overlooking Marlborough Park South
- Fitted Kitchen with Range of Units
- 2 Well Proportioned Bedrooms
- Large Shower Room iwth Redring Electric Shower
- Gas Fired Central Heating/uPVC Double Glazed Windows
- Communal Ground Floor Lounge/Laundry Room
- Communal Parking & Gardens Including Sitting Areas
- 24 Hour Intercome Helpline
- Extremely Convenient with Lisburn Road Only a Few Minutes Walk

Location:

Situated at the top of Marlborough Park South which runs from the Malone Road to the Lisburn Road.

Property Comprises

Ground Floor

COMMUNAL ENTRANCE:

COMMUNAL LOUNGE:

Lift and stairs to . . .

First Floor

Hardwood front door to . . .

RECEPTION HALL: Large shelved cloakroom., large shelved cupboard, entrance intercom and 24 hour helpline.

LOUNGE: 12' 8" x 12' 1" (3.87m x 3.69m) (at widest points). Outlook over Marlborough Park South.

FITTED KITCHEN: 8' 9" x 7' 1" (2.67m x 2.17m) (at widest points).

Range of high and low level units, single drainer stainless steel sink unit, work surfaces, cooker alcove with extractor fan, space for fridge freezer, Ideal gas boiler, outlook over gardens.

BEDROOM (1): 12' 8" x 9' 1" (3.87m x 2.78m) Extensive built-in robes.

BEDROOM (2): 12' 1" x 8' 1" (3.69m x 2.47m) Built-in robes.

GOOD SIZED SHOWER ROOM: Large panelled shower area with Redring electric shower, low flush wc, pedestal wash hand basin, part wood panelling.

Additional internal storage cupboard.

Management company

Radius Management Company.

Service Charge

Approximately £143 per month to include buildings insurance and general maintenance.

