



This beautifully presented apartment is finished to a high level of specification and is ready for any new purchaser to move in. The apartment is spacious and bright and will appeal to those wishing to be in close proximity to the Lisburn Road amenities and the city centre whilst being in a mature setting.

The accommodation comprises; entrance hall with oak floor and utility cupboard, lounge with stove style electric fire open plan to dining room and modern fitted kitchen with range of built-in appliances. There are three excellent double bedrooms (master with ensuite shower room) and luxury bathroom. There is gas fired heating (new boiler approximately two years ago) and double glazed windows.

Externally there are communal gardens, one allocated car parking space and visitor parking. Well tucked away in one of south Belfast's most sought after locations we encourage early viewing.

**Offers Over  
£269,950**

Apt 9 Marlborough Gate,  
Marlborough Park South,  
BELFAST,  
BT9 6GB

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Viewing by  
appointment  
through agent  
028 9066 3030





- Modern Second Floor Apartment in Highly Popular & Convenient Location
- Entrance Hall with Oak Floor
- Utility Cupboard
- Luxury Bathroom Suite with Bath & Shower
- Spacious Lounge with Stove Style Electric Fire
- Open Plan Dining Room to Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms (Master with Ensuite Shower Room)
- High Standard of Finish Throughout
- Double Glazed Windows/Gas Fired Central Heating (new combi boiler fitted approximately 2 years ago)
- One Allocated Car Parking Space & Visitor Parking
- Walking Distance of Many Shops, Amenities & Public Transport

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL:

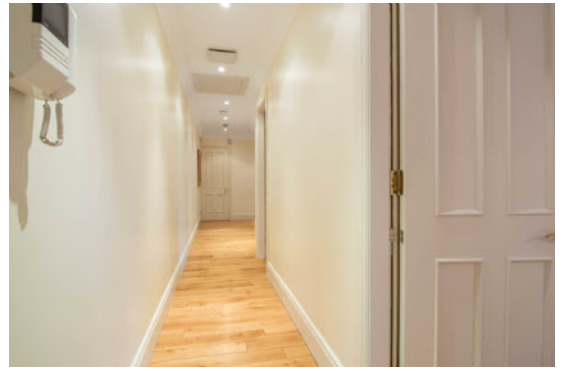
Second Floor

Hardwood front door to . . .

SPACIOUS ENTRANCE HALL: Oak floor, cornice ceiling, low voltage spotlights, access to roofspace, intercom system.

CLOAKS/UTILITY CUPBOARD: Plumbed for washing machine, space for tumble dryer.

LOUNGE: 16' 10" x 12' 8" (5.13m x 3.86m) (at widest points). Stove style electric fire, cornice ceiling, low voltage spotlights, oak floor.





Open plan to . . .

DINING ROOM OPEN PLAN TO MODERN FITTED KITCHEN: 13' 4" x 11' 10" (4.06m x 3.61m) (at widest points). Range of high and low level units, granite work surfaces and splash back, integrated Bosch hob and Belling oven, extractor fan over hob, integrated fridge freezer, integrated dishwasher, 1.5 bowl stainless steel sink unit with granite drainer, cornice ceiling, low voltage spotlights, concealed lighting, oak floor.



MASTER BEDROOM: 15' 11" x 13' 7" (4.85m x 4.14m) (at widest points). Oak floor, cornice ceiling.



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



BEDROOM (2): 13' 7" x 9' 7" (4.14m x 2.92m) (at widest points). Oak floor.



BEDROOM (3): 12' 10" x 9' 1" (3.91m x 2.77m) (at widest points). Oak floor.





LUXURY BATHROOM: Luxury bathroom suite with bath and shower.



Outside

Communal gardens, one allocated car parking space and visitor parking.



Management company

TLT Property Management Ltd.

Service Charge

£385 per 6 months.

Telephone 028 9066 3030

[www.templetonrobinson.com](http://www.templetonrobinson.com)



Total area: approx. 104.2 sq. metres (1122.0 sq. feet)

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

Location:

Travelling towards Belfast on the Malone Road, turn left at the Action Cancer Centre onto Marlborough Park and turn left and then right into the development. Apartments are through the archway.

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](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: C78

Potential: C80

EPC Landmark Code: 9070-0121-6240-5617-9206

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80	78	80
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		

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