



We are pleased to offer for sale this first floor duplex apartment in gated development of only four apartments. The accommodation is well presented and is ready for any new purchaser to move in. The apartment benefits from a delightful south facing balcony and communal gardens.

Briefly the accommodation comprises; spacious hall with utility cupboard, large raised feature lounge open to dining room and contemporary fitted kitchen with range of appliances and access to the balcony. The raised living area has a beautiful rosewood floor and vaulted ceiling.

There are three well proportioned bedrooms, master with ensuite and modern main bathroom. There is gas heating (underfloor on the ground floor) and double glazed windows. Externally there is ample communal parking accessed via electric gates, communal store room and gardens.

Early viewing is encouraged to avoid disappointment.

Offers Over  
£310,000

Apt 37D Newforge  
Lane,  
Malone,  
BELFAST,

Viewing by  
appointment  
through agent  
028 9066 3030



- Spacious First Floor Apartment in Prestigious Development of Only Four Apartments Accessed via Electric Gates
- Entrance Hall with Utility Cupboard
- Raised Lounge with Beautiful Rosewood Floor and Feature Gas Fire
- Open Plan to Dining Room and Contemporary Fitted Kitchen
- South Facing Balcony off The Dining Area
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Main Bathroom with Jack and Jill Ensuite to Bedroom One
- Gas Heating (Underfloor on Ground Floor) and Double Glazed Windows
- BEAM Vacuum System
- Resident Car Parking Accessed Via Electric Gates
- Ready for Any New Buyer to Move in and Enjoy

The Property Comprises:

## Ground Floor

COMMUNAL HALL: Stairs to . . .

## First Floor

Hardwood front door to . . .

ENTRANCE HALL: Utility cupboard, plumbed for washing machine, ceramic tiled floor, intercom phone.

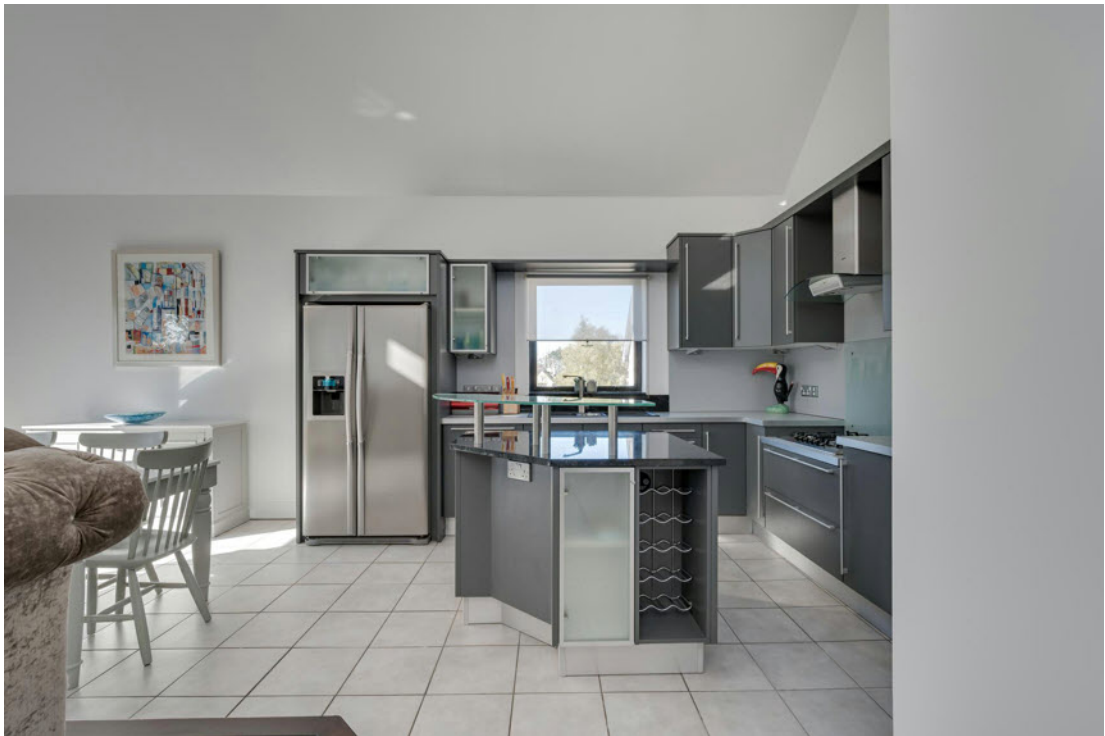
RAISED LOUNGE OPEN PLAN TO DINING ROOM & MODERN FITTED KITCHEN: 25' 3" x 22' 7" (7.7m x 6.88m) (at widest points). Rosewood floor, vaulted ceiling, gas coal effect fire.

Range of high and low level units, work surfaces, Bosch double ovens, five ring gas hob, glazed splash back, 1.5 bowl sink and drainer, integrated dishwasher, space for fridge freezer, island unit with units and granite work surfaces, wine rack, feature glazed breakfast bar, ceramic tiled floor, patio door to timber balcony.











BEDROOM (1): 12' 10" x 12' 4" (3.91m x 3.76m) (at widest points). Walk-in robe, low voltage spotlights.

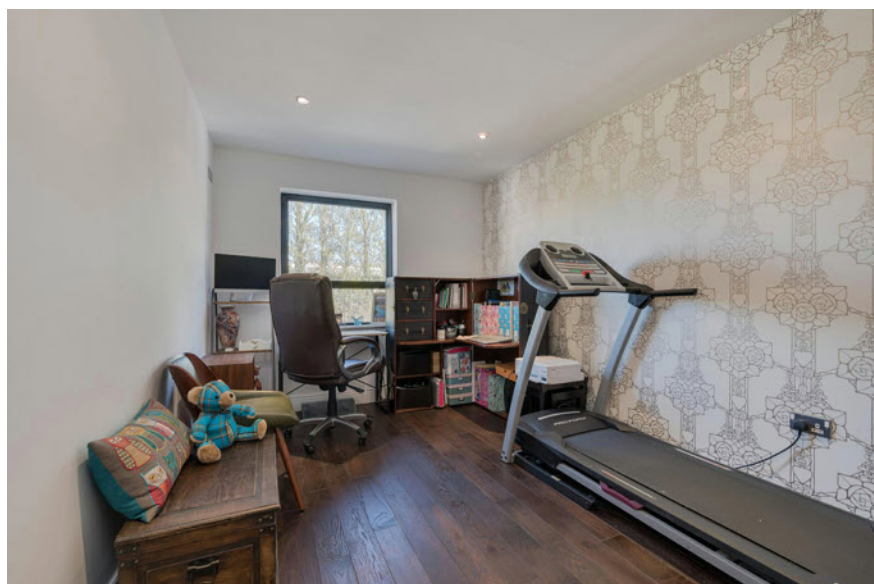


Walnut door from hall and robe to . . .

MODERN BATHROOM: 10' 9" x 10' 4" (3.28m x 3.15m) White suite comprising low flush wc, corner panelled bath, fully tiled shower cubicle, vanity unit with wash hand basin, heated towel rail, fully tiled walls, extractor fan.



BEDROOM (2): 12' 5" x 8' 7" (3.78m x 2.62m) Walnut floor, built-in robe.



BEDROOM (3): 19' 5" x 9' 0" (5.92m x 2.74m) (at widest points). Wooden floor, Velux windows, built-in robe, storage into eaves.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan, Velux window.

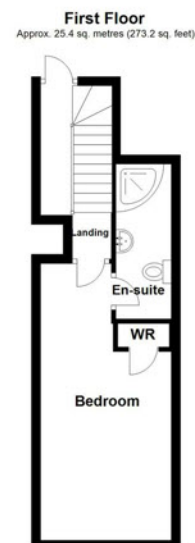
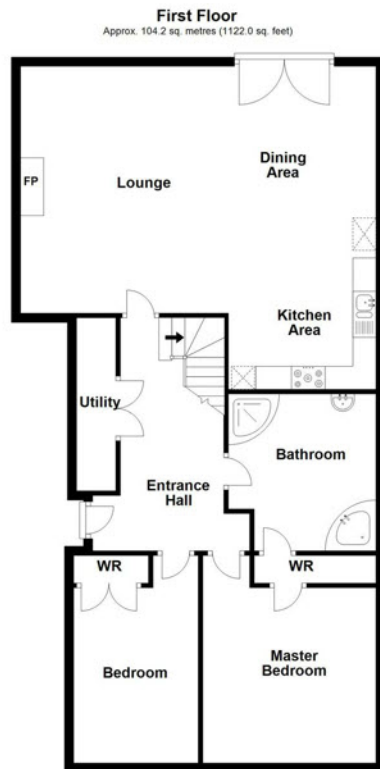


Outside

Electric entrance gates to resident parking. Communal gardens to the rear.







Total area: approx. 129.6 sq. metres (1395.2 sq. feet)

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

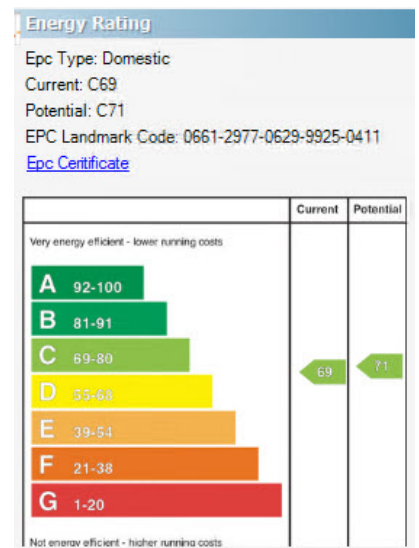
Management company: Charles White

Service Charge: Approximately £117 per month to include communal maintenance, window cleaning and sinking fund.

Location:

From Malone Road at Balmoral lights continue left onto Newforge Lane and 37 is on the right hand side.

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



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