



This stunning ground floor apartment boasts generous accommodation and is finished to the highest level of specification throughout. Recently decorated throughout it offers a homely and modern feel and is ready for any new buyer to move in and enjoy.

This homely apartment is sure to appeal to a broad range of buyers and we expect interest to be high to appreciate everything it has to offer.

Located in one of South Belfast's most desirable areas the property is most convenient to a number of services and amenities including the Lagan Towpath, Malone and Balmoral Golf Clubs, shops, bars and cafes on the Lisburn Road and Stranmillis. The property is a short drive to main arterial routes into the City Centre or further afield.

Offers Over  
£275,000

Apt 2 ,16 Deramore  
Park,  
Malone Road,  
Belfast,

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Viewing by  
appointment  
through agent  
028 9066 3030



- Stunning Ground Floor Apartment which is Finished to a High Level of Specification Throughout
- Well Presented Communal Hall
- Spacious Entrance Hall with Fully Fitted Utility Cupboard/Larder Area
- Beautiful Lounge Open Plan to Dining Room with Bay Window and Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Excellent Sized Bedrooms, Master with Ensuite Shower Room
- Luxury Bathroom
- Homely and Modern Feel Throughout and Ready for a New Buyer to Move In
- Nest Gas Heating and Double Glazed Windows
- Allocated Car Parking and Visitor Parking Accessed Via Electric Entrance Gates

The Property Comprises:

Ground Floor

Communal hall to . . .

Front door to . . .

ENTRANCE HALL: Engineered oak wood floor.

UTILITY CUPBOARD/LARDER: Plumbed for washing machine.

LOUNGE OPEN PLAN TO DINING ROOM: 22' 0" x 12' 9" (6.71m x 3.89m) (at widest points).

Marble fireplace with cast iron inset and granite hearth, low voltage spotlights, bay window, engineered oak floor.



MODERN FITTED KITCHEN: 8' 4" x 8' 2" (2.54m x 2.49m) Range of high and low level units, corian work surfaces, old Belfast style sink unit, space for fridge freezer, four ring gas hob, electric oven, integrated dishwasher, splash back, ceramic tiled floor, spotlights.



BEDROOM (1): 18' 7" x 9' 0" (5.66m x 2.74m) Engineered oak floor, cornice ceiling, low voltage spotlights, extensive range of built-in robes and storage, gas boiler.



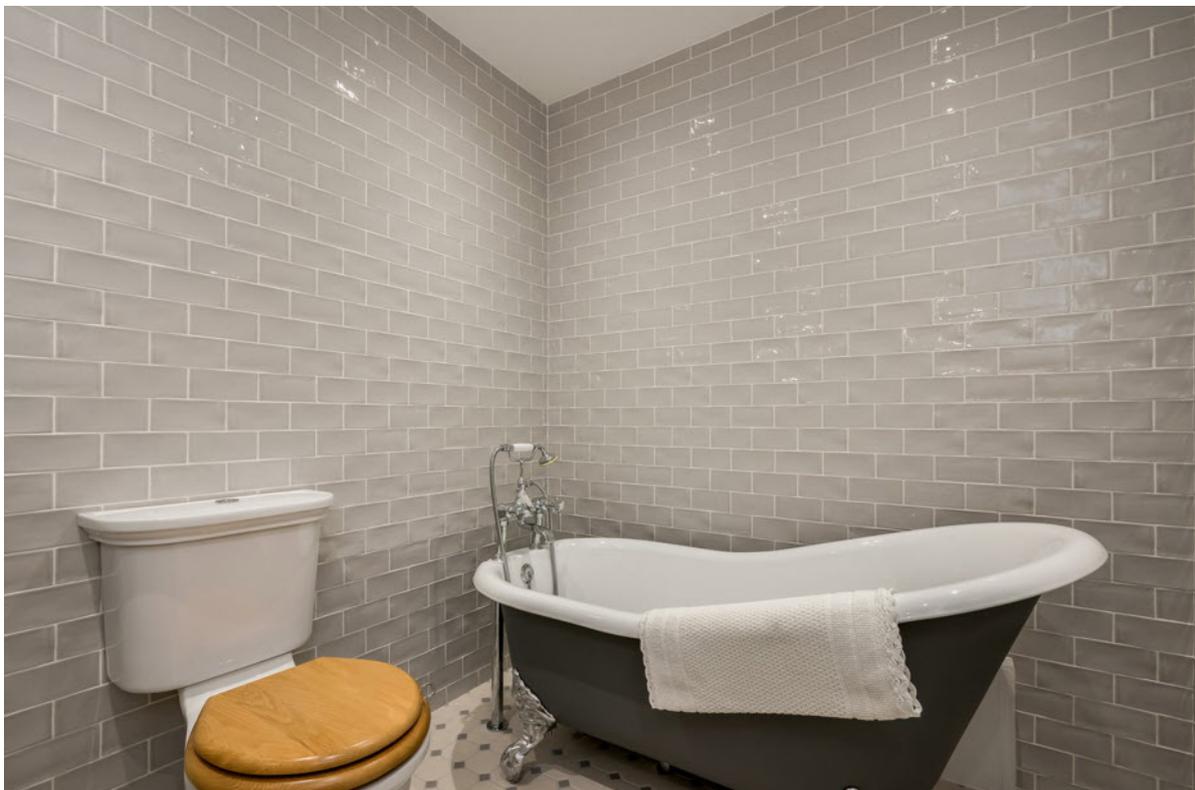
ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle and drencher shower head, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



BEDROOM (2): 14' 7" x 8' 4" (4.44m x 2.54m) Engineered oak floor, low voltage spotlights, cornice ceiling, ceiling rose.

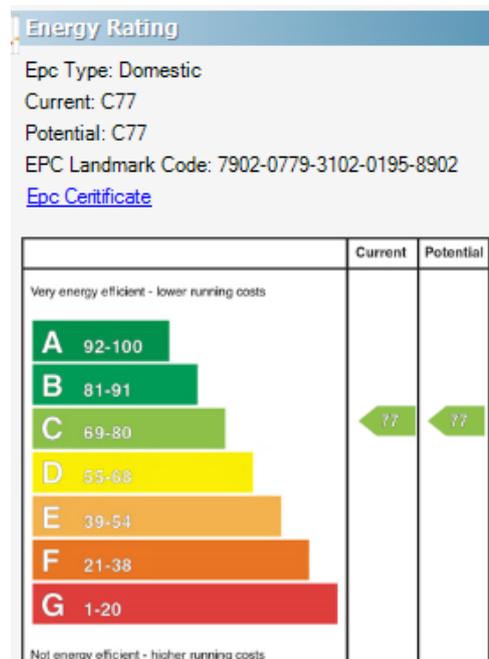


MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath on claw feet with telephone hand shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



## Outside

Electric entrance gates to one allocated car parking space and visitor spaces. Bin area, communal flower beds and external lighting.



Management company

Charles White.

Service Charge

£159 per month.

Location:

From the Malone Road heading out of the city, pass Stranmillis Road junction and Deramore Park is on the left hand side, number 16 is on the left hand side.

Telephone 028 9066 3030

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

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