



This spacious ground floor apartment occupies an excellent location just off the Malone Road and is only a short distance from many surrounding amenities including only a few minutes walk from the Lisburn Road and extremely convenient to the M1 motorway network. The apartment has been well maintained and offers well proportioned accommodation.

With excellent convenience this fantastic apartment will appeal to a wide range of prospective purchasers including first time buyers, young professionals, downsizers and investors, therefore viewing is highly recommended.

Offers Over  
£225,000

Apt 1 64 Osborne Park,  
BELFAST,  
BT9 6JP

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Viewing by  
appointment  
through agent  
028 9066 3030



- Superb ground floor apartment in prominent & prestigious location
- Spacious living room open plan to generous dining area
- Separate fully fitted kitchen
- 2 well proportioned double bedrooms
- Bathroom with light coloured suite
- Allocated parking & ample additional visitor parking
- Phoenix gas central heating
- uPVC double glazed windows
- Quiet location in a private development in Osborne Park



The Property Comprises:

#### Ground Floor

Mahogany front door to . . .

RECEPTION PORCH: Block parquet wooden floor. Glazed inner door to . . .

LIVING ROOM: 20' 9" x 14' 3" (6.32m x 4.34m)

Laminate wooden floor, cornice ceiling, tiled fireplace and hearth, gas coal fire, outlook to front, storage under stairs.

DINING AREA: 11' 2" x 10' 0" (3.4m x 3.05m)

KITCHEN: 10' 5" x 8' 11" (3.18m x 2.72m) Range of high and low level units, laminate work surfaces, stainless steel single drainer double sink unit with mixer tap, plumbed for washing machine, casual dining area, built-in Baxi gas fired boiler.

REAR HALLWAY:



BEDROOM (1): 13' 1" x 12' 1" (3.99m x 3.68m)

Twin built-in wardrobes.

BEDROOM (2): 11' 9" x 10' 5" (3.58m x 3.18m)

Twin built-in wardrobes.

BATHROOM: Light coloured suite comprising low flush wc, pedestal wash hand basin, bath with built-in shower unit, fully tiled walls, airing cupboard with built-in shelving.

## Outside

Communal gardens laid in stone. Private residents parking.

Management company

Bennett.

Service Charge

Approximately £250 per quarter.



Telephone 028 9066 3030

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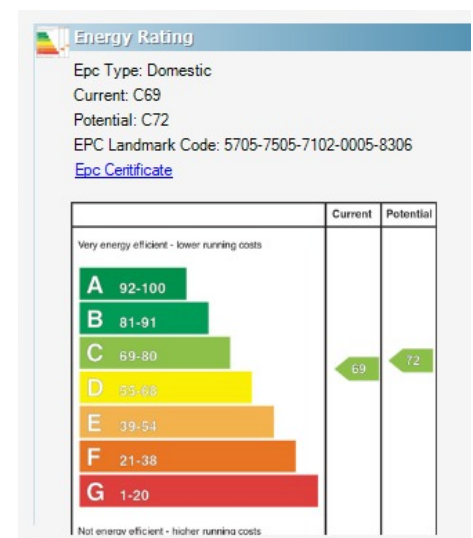
## Location:

Coming out of Belfast on the Malone Road, continue through traffic light junction at Stranmillis Road and take next on the right into Osborne Park, number 64 is on the right hand side.



Sizes And Dimensions Are Approximate. Actual May Vary.

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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