



Apt 8 Locksley Lane, 110 Upper Lisburn Road, Belfast, BT10 0BB

Price Guide £175,000

We are pleased to offer for sale this beautiful ground floor apartment which will appeal to those seeking a beautiful home in a convenient location. Situated in a private development of just 18 apartments, No 8, comprises spacious open plan living / dining / kitchen, two excellent bedrooms and bathroom suite. With added benefits such as private front door access and landscaped rear garden we anticipate demand from a range of prospective purchasers including those wishing to downsize or indeed the first time buyer. Gas fired central heating, double glazed windows and an allocated parking space are also in place.

- Beautifully Presented Ground Floor Apartment
- Spacious Living / Dining Open Plan To Kitchen
- Enclosed Garden To Rear With Patio Area
- Secure Gated Development Accessed Via A Private Lane
- An Excellent First Time Buy Or Downsize Opportunity
- Two Double Bedrooms
- White Bathroom Suite
- Allocated Car Parking Space
- Gas Fired Central Heating / Double Glazed Windows
- Convenient Location Within Walking Distance To Shops, Cafes & Transport Links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
	76	78

THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

ENTRANCE

Hardwood front door. Built in storage.

LOUNGE / DINING 20'11 x 16'3 (6.38m x 4.95m)



Solid wood floor, attractive fireplace with gas fire inset.



KITCHEN



Range of high and low level units, integrated dishwasher, washing machine, oven, 4 ring gas & extractor fan, single drainer stainless steel sink unit with mixer tap, part tiled walls, ceramic tiled floor.

HALLWAY

Solid wood floor.

BEDROOM ONE 10'8 x 9'11 (3.25m x 3.02m)



Solid wood floor. Access to rear garden. Sliding mirrored robes.

BEDROOM TWO 12'4 x 10'8 (3.76m x 3.25m)



Sliding mirrored robes.

BATHROOM 8'2 x 6'5 (2.49m x 1.96m)



White suite comprising low flush W.C, panel bath with mains shower over, pedestal wash hand basin, fully tiled walls & floor.

OUTSIDE



Enclosed rear garden. Allocated car parking space. Secure gated development.



RATES

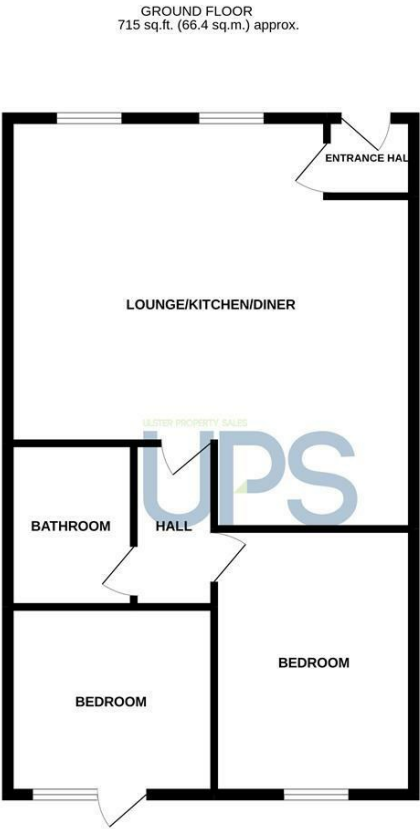
£1,043.40 per annum.

SERVICE CHARGE

Charterhouse £110.00 per quarter.

Building Insurance approx. £768.00 per annum.

Floor Plan



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



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