



## Apt 307 Bradbury Court, Jubilee Road, Belfast, BT9 7JL

**Price Guide £120,000**

Located on the 3rd floor, we are pleased to offer for sale this excellent two bedroom apartment, just off the Lisburn Road in South Belfast. Moments from a wide range amenities including restaurants, shops, Queens University and Belfast City Hospital we encourage early viewing. Gas fired central heating & PVC double glazing are additional benefits along with an allocated car parking space. Bradbury Court apartments are extremely popular with both first time buyers and investors and we expect this apartment to generate strong interest. Early viewing is advised.

- Third Floor Apartment In Popular Development Just Off The Lisburn Road
- Open Plan Kitchen / Living / Dining
- Entrance Gates To Residents & Visitor Parking
- Ideal First Time Buy Or Investment Opportunity
- Two Bedrooms (One With Built In Storage)
- Double Glazed / Gas Fired Central Heating
- Walking Distance To Belfast City Centre, Queens & The City Hospital
- Excellent Views

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		76	76
(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

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Communal entrance & reception area. Stair & lift access to all floors.

### ON THE THIRD FLOOR

#### ENTRANCE

**OPEN PLAN KITCHEN / LIVING / DINING**  
17'8" x 14'1" (5.4 x 4.3)



Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, laminate flooring.



### BEDROOM ONE 10'5" x 10'5" (3.2 x 3.2)



Built in storage.

## BEDROOM TWO 10'2" x 6'6" (3.1 x 2.0)



## BATHROOM



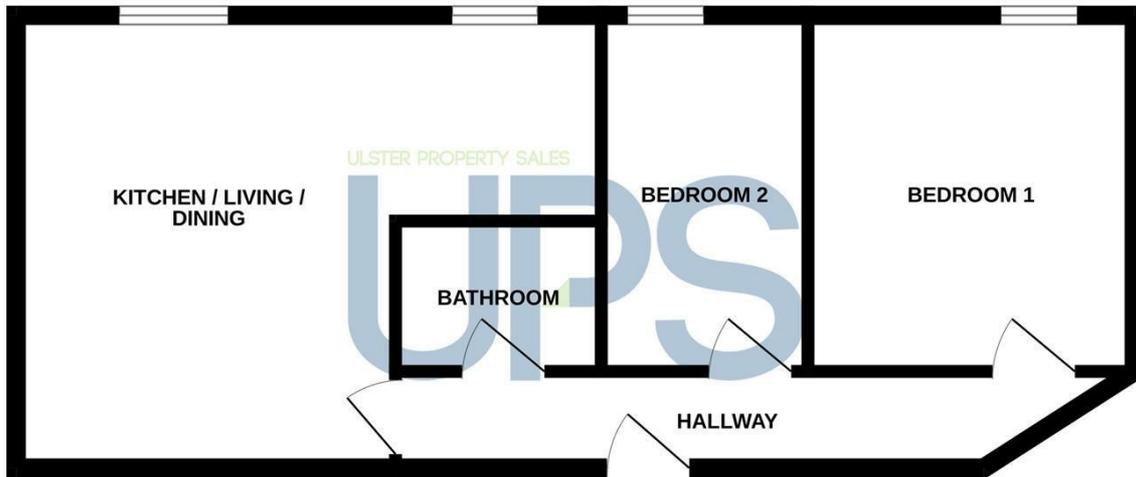
White suite comprising panel bath with shower over, low flush W.C, pedestal wash hand basin, part tiled walls.

## OUTSIDE

Secure entrance gates to allocated parking space.

## Floor Plan

### THIRD FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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