



22 Thornhill Malone, Belfast, BT9 6SS

Price Guide £325,000

This stunning ground floor apartment is located just off the Malone Road in a quiet cul de sac, convenient to a host of amenities. Completely renovated & finished to an exceptional standard of finish, there is nothing to do other than move in. The reception hall leads into a beautiful lounge with feature Gazco gas stove, shelving & bay window, offering an abundance of natural light. The lounge is open plan to a contemporary fitted kitchen with range of integrated appliances and space for casual dining. There are two generous bedrooms, master with luxury en-suite and stylish bathroom suite. Further benefits include gas fired central heating & newly installed PVC double glazed windows. Externally there is allocated resident parking along with visitor parking and well maintained communal gardens. Within walking distance to the many shops, boutiques, cafes and restaurants of the Lisburn Road along with many leisure options nearby such as Lagan Meadows, Stranmillis Tennis & Boat Club & Malone Golf Club, we are sure this apartment will appeal to a range of prospective purchasers and therefore early viewing is recommended.

- Luxury Ground Floor Apartment In A Sought After Development Off The Malone Road
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- Beautiful Fitted Bathroom Suite
- Completely Renovated & Finished To An Exacting Standard
- Within Walkind Distance To The Shops, Cafes & Restaurants Off The Lisburn Road
- Spacious Lounge With Feature Gazco Gas Stove & Sandstone Surround
- Two Double Bedrooms (Master With En-suite Shower Room)
- Substantial Storage Off Reception Hall
- Well Maintained Communal Gardens & Residents / Visitor Parking
- Gas Fired Central Heating / PVC Double Glazing

Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B		
(69-80) C	(55-68) D	67	78
(49-54) E	(21-54) F		
(15-48) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Communal entrance. Hardwood front door to reception porch.

RECEPTION HALL



Solid wood floor, recessed spotlighting. Storage off.

LOUNGE 22'3" x 15'1" (6.8 x 4.6)



Gazco gas stove with sand stone surround, shelving, bay window.



KITCHEN 14'9" x 10'5" (4.5 x 3.2)



Contemporary range of high and low level units, integrated appliances to include 5 ring hob, stainless steel extractor fan, dishwasher, fridge / freezer, washing machine, wall mounted oven & microwave, shelving.



BEDROOM ONE 16'4" x 11'5" (5.0 x 3.5)



ENSUITE SHOWER ROOM



Fully tiled suite comprising walk in shower, low flush W.C, wash hand basin.

BEDROOM TWO 16'4" x 9'2" (5.0 x 2.8)



Built in robe.

BATHROOM



White suite comprising panel bath with shower over, low flush W.C, wash hand basin with storage below, tiled walls & flooring.

OUTSIDE

Communal gardens & resident / visitor parking.

SERVICE CHARGE

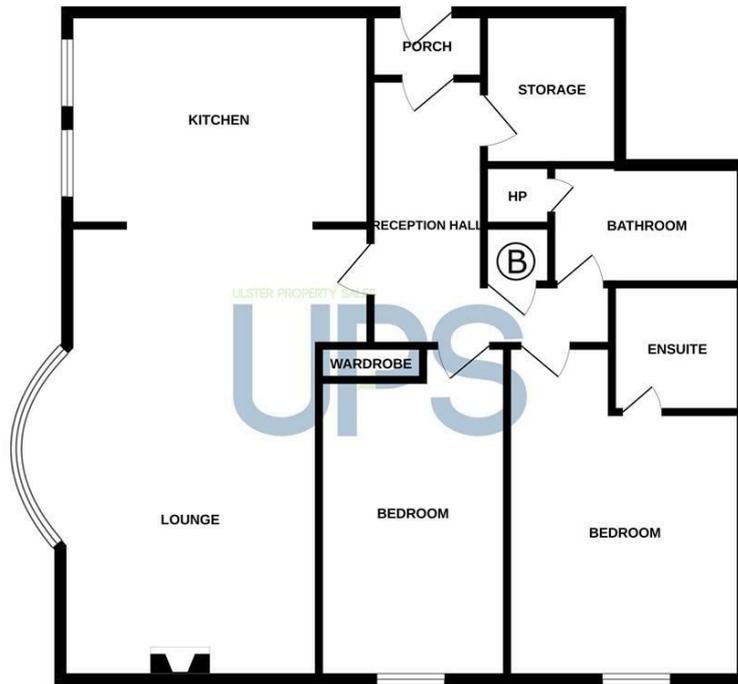
Flat Management
Service Charge £1750.00 per annum.

RATES

£1,478.15 per annum.

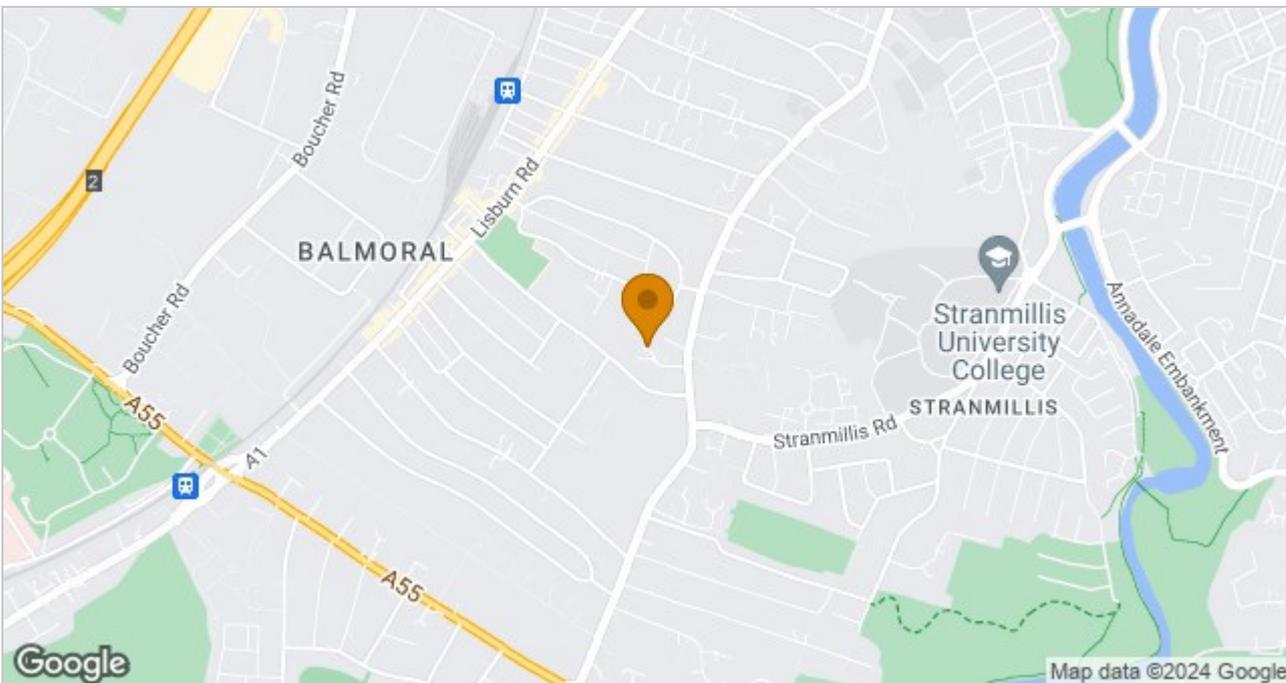
Floor Plan

GROUND 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



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