



## Apt 48 Park Royal, 841 Lisburn Road, Belfast, BT9 7GY

**Offers Over £200,000**

This excellent third floor apartment located in the popular Park Royal development just off the Upper Lisburn Road offers bright and spacious accommodation comprising open plan living / dining / kitchen with range of integrated appliances, two large double size bedrooms (master with en-suite shower room) and bathroom suite. Additional benefits include gas fired central heating, PVC double glazing windows, excellent storage and private parking space. Close to the many amenities of the Lisburn Road along with excellent transport links, this apartment will appeal to a range of buyers including those wishing to downsize or indeed the first time buyer. Viewing is highly recommended.

- Excellent Third Floor Apartment In Popular Development
- Open Plan Kitchen / Living / Dining
- Allocated Car Parking Space & Visitor Parking
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Close To Excellent Transport Links
- Two Good Sized Bedrooms (Master With En-suite)
- Fitted Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Suited To A Range Of Buyers Including The First Time Buyer, Investor Or Those Downsizing

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

## THE ACCOMMODATION COMPRISES

### COMMUNAL ENTRANCE

Stair and lift access to all floors.

### ON THE THIRD FLOOR

#### APARTMENT 48

Hardwood front door.

### RECEPTION HALL

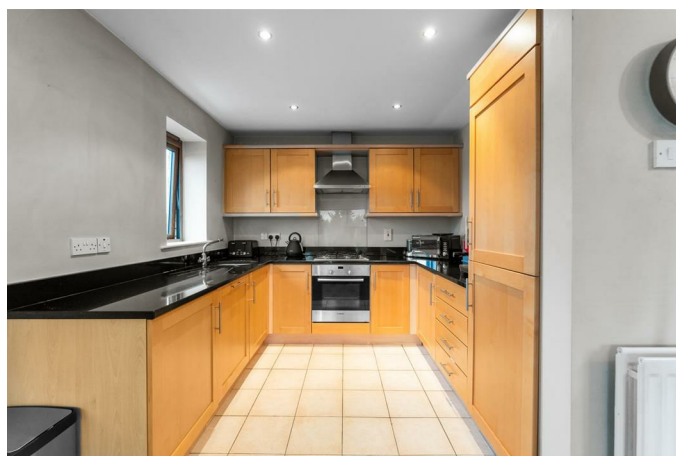


Laminate wood floor. Excellent storage off hallway plumbed for washing machine.

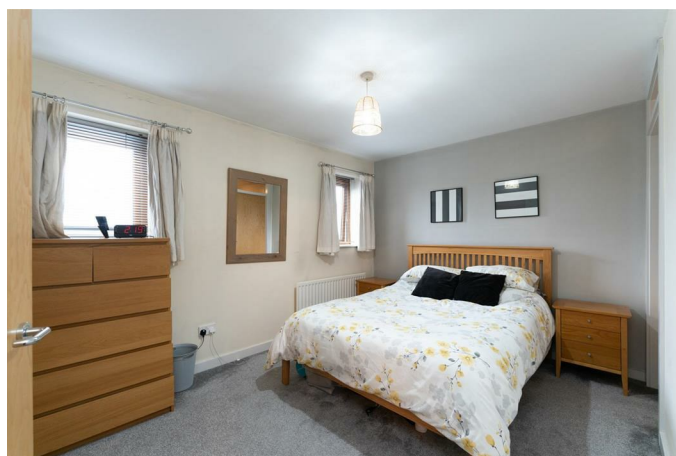
### OPEN PLAN KITCHEN / LIVING / DINING 20'8" x 15'5" (6.3 x 4.7)



Kitchen comprising range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, oven, 4 ring gas hob & stainless steel extractor fan, recessed spotlighting, ceramic tiled floor.



### BEDROOM ONE 12'5" x 9'10" (3.8 x 3.0)





## ENSUITE



White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower, fully tiled walls, ceramic tiled floor.

## BEDROOM TWO 15'5" x 8'2" (4.7 x 2.5)



## BATHROOM



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

## OUTSIDE

Secure allocated parking space & visitor parking.

## RATES

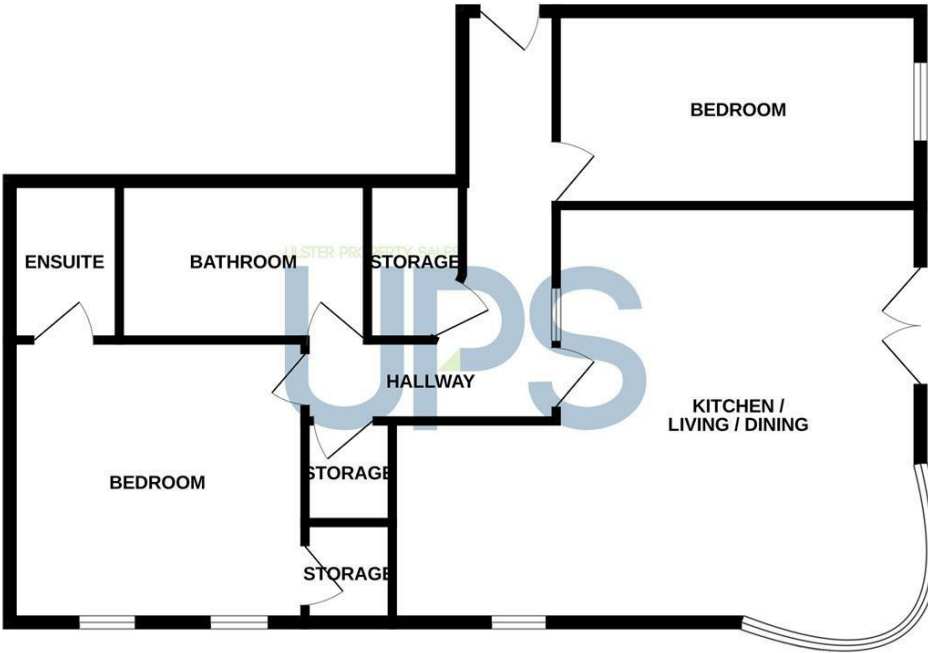
Approx. £1,347.73 per annum.

## MANAGEMENT FEE

Approx. £105.00 pcm

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



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