



## 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
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		81	81
		<small>EU Directive 2002/91/EC</small>	

## 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

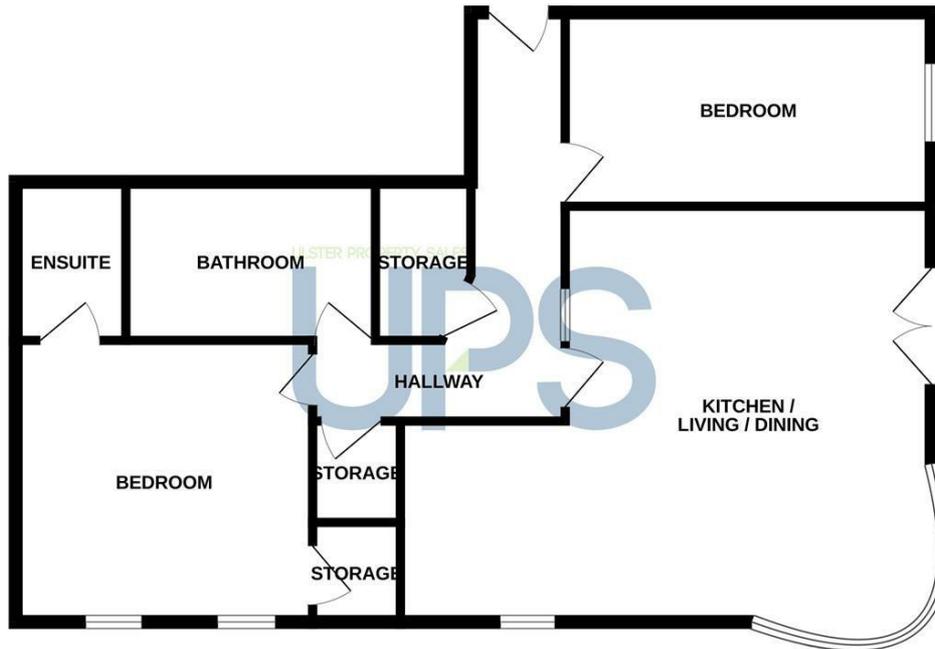
Approx. £1,347.73 per annum.

## MANAGEMENT FEE

Approx. £105.00 pcm

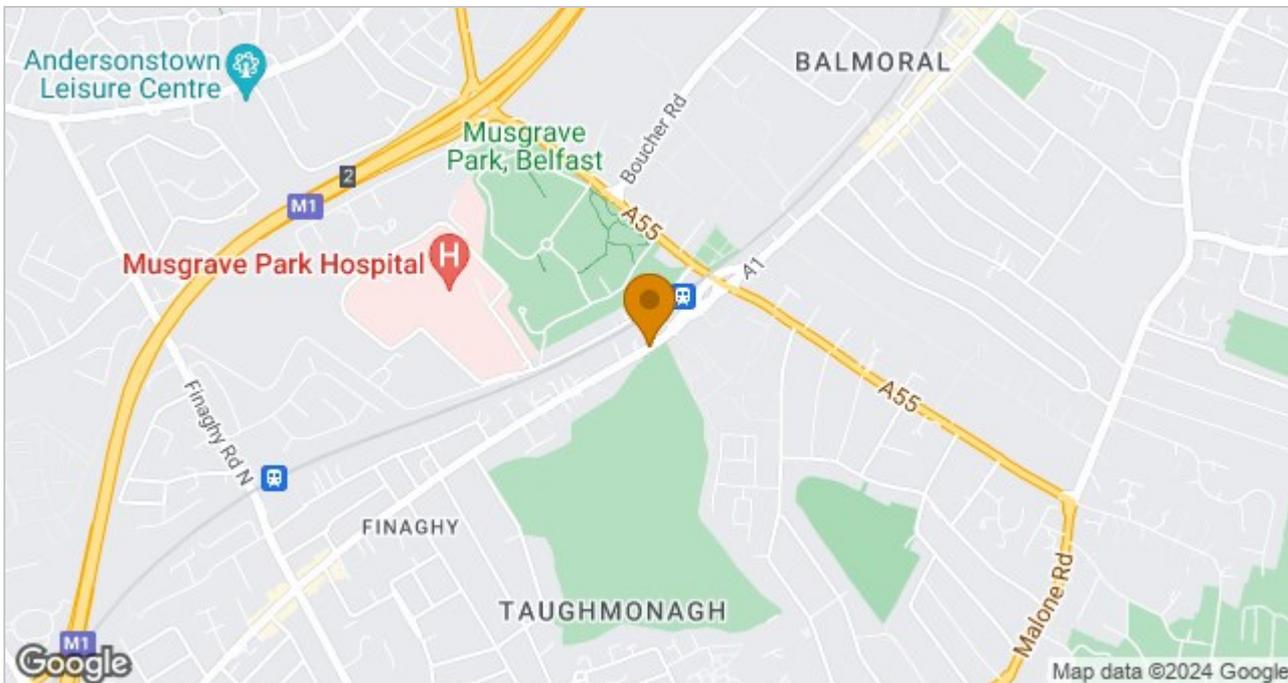
## Floor Plan

### 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. Made with Metropix ©2023

## 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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200  
**BALLYHACKAMORE**  
028 9047 1515  
**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155  
**BANGOR**  
028 9127 1185  
**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432  
**CAVEHILL**  
028 9072 9270  
**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264  
**GLENGORMLEY**  
028 9083 3295  
**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444  
**RENTAL DIVISION**  
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark