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Modern, fourth floor, one bedroom Apartment in Ideal location just off the Lisburn Road, walking distance of many local amenities in the area; Royal and City Hospitals, city centre with private balcony and access to communal roof terraces.

This apartment comprises; entrance hall with excellent cloaks cupboard, good sized lounge with dining area open plan to modern fitted kitchen, double bedroom and modern shower room.

The apartment benefits from gas heating, double glazed windows, a south facing balcony and communal roof top terraces and views over South Belfast. There is a communal laundry room on the ground floor.

Early viewing is recommended as recent sales in this block have proven very popular.

Offers Over
£137,950

Apt 4.7 117 Lisburn Road,
117 Lisburn Road,
BELFAST,
BT9 7AF

Viewing by
appointment with
& through agent
028 9066 3030

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Property Features

- Modern fourth floor, one bedroom approx. 459 Sq Ft apartment with private balcony and communal roof terraces
- Stairs and lift to the fourth floor
- Entrance hall with cloaks cupboard
- Open plan lounge with modern fitted kitchen and south facing balcony
- Double bedroom
- Shower room
- Communal laundry room on ground floor
- Communal roof terraces with views of the city
- Walking distance to Queen's, City & Royal Hospital & Belfast city centre
- Ideal for an owner occupier or investor

Location:

Heading up Lisburn Road out of the City, 117 Lisburn Road is located on the right, in between Dunluce Avenue and Ulsterville Avenue

Property Comprises

Ground Floor

COMMUNAL HALL: Lift and stairs to . . .

Fourth Floor

Hardwood front door to . . .

ENTRANCE HALL: Good sized cloaks cupboard.

LOUNGE OPEN PLAN TO MODERN FITTED KITCHEN: 15'11" x 14' 6" (4.85m x 4.42m) Range of high gloss high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven, four ring gas hob, stainless steel extractor fan, glazed splashback, space for fridge freezer, plumbed for washing machine, laminate wood effect floor, glazed door to balcony.

BEDROOM: 10' 11" x 8' 7" (3.33m x 2.62m)

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, extractor fan.

Outside

South facing, private balcony and communal roof terraces.

Management company

CSM.

Service Charge

TBC.

