



## Apt 1 The Grange, 49 Upper Lisburn Road, Belfast, BT10 0GX

**Price Guide £250,000**

We welcome for sale this beautifully presented ground floor apartment located just off the Upper Lisburn Road in South Belfast. Bright & spacious throughout, the accommodation comprises living / dining room with feature fireplace, contemporary kitchen with integrated appliances, two double bedrooms (master with en-suite shower room) & bathroom suite. Outside, the apartment benefits from a private, enclosed rear garden in lawn with large patio area. Gas fired central heating and PVC double glazing are further benefits along with own door access and an allocated car parking space. Likely to appeal to a range of buyers the apartment is close to many amenities and will suit those wishing to downsize or indeed the young professional or investor. Viewing is recommended.

- Beautifully Presented Ground Floor Apartment
- Two Good Sized Bedrooms (Master With En-suite Shower Room)
- Allocated Parking Space & Visitor Parking
- Close Proximity To Bus Stops & Finaghy Train Station
- Private Enclosed Rear Garden In Lawn With Spacious Patio Area
- Contemporary Fitted Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Ideal For The First Time Buyer Or Those Wishing To Downsize

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(49-55) <b>B</b>		
(55-65) <b>C</b>		
(65-77) <b>D</b>		
(77-85) <b>E</b>		
(85-93) <b>F</b>		
(93-100) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Own door access.

**RECEPTION HALL**



Wooden floor. Storage off hallway.

**LIVING / DINING 21'11" x 13'5" (6.7 x 4.1)**



Wood floor, attractive gas fire with sandstone surround.



**KITCHEN 9'10" x 7'6" (3.0 x 2.3)**



Contemporary range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, oven, hob, extractor fan, microwave, single drainer stainless steel sink unit with mixer tap, tiled floor.

**BEDROOM ONE 13'5" x 10'2" (4.1 x 3.1)**



Double PVC doors to rear garden.

**ENSUITE**



Luxury suite comprising walk in shower, low flush W.C, pedestal wash hand basin, wall mounted radiator.

## BEDROOM TWO 14'1" x 8'10" (4.3 x 2.7)



## SHOWER ROOM



Luxury suite comprising walk in shower, low flush W.C, wash hand basin with vanity unit below, wall mounted radiator.

## OUTSIDE



Private and enclosed rear garden in lawn, spacious patio. Allocated parking space to front and visitor parking.

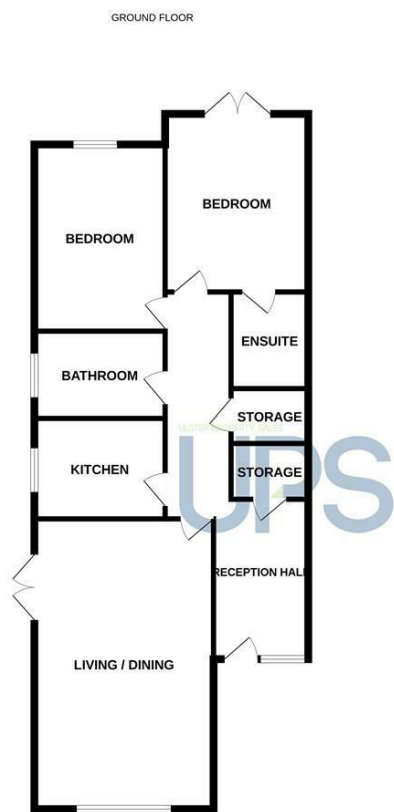


## SERVICE CHARGE

Approx. £900.00 per annum.

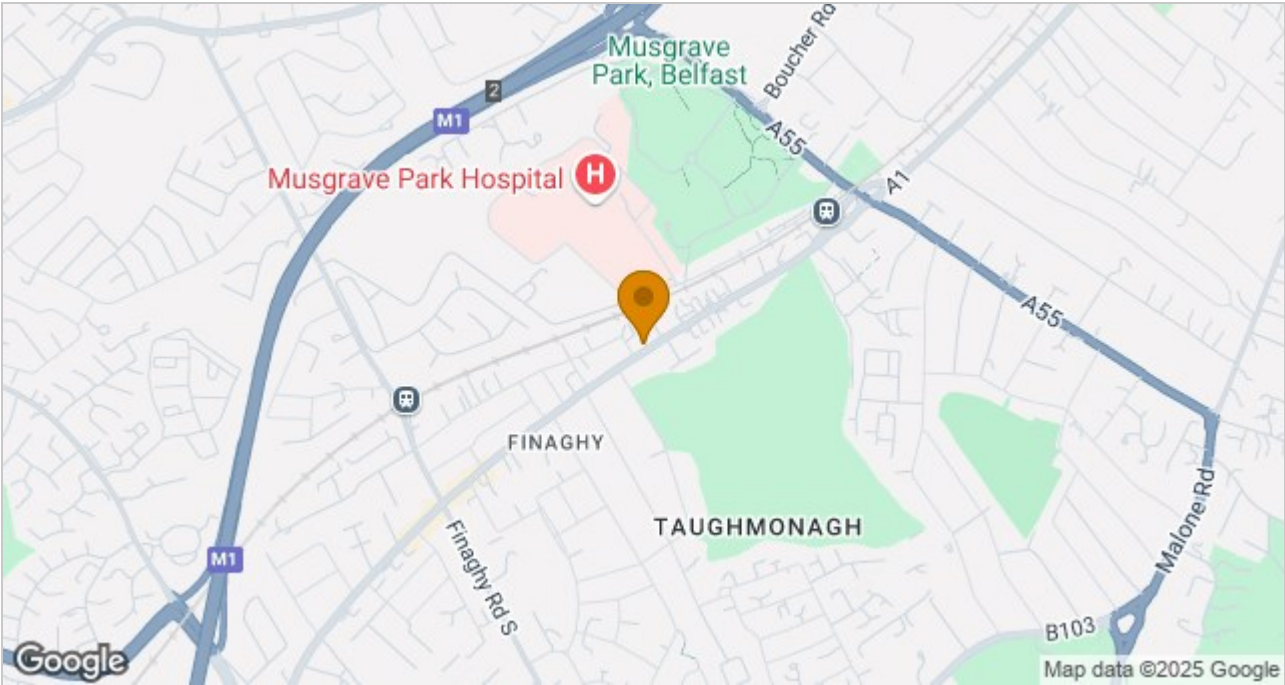


Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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