

Outside

South facing paved patio area and bin area.

Management company: 2 Surrey Street Management Company Ltd.

Management Fee: Split between residents as required.

TEMPLETON  
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Apartment A, 2 Surrey Street, Belfast



This attractive recently modernised ground floor apartment occupies an excellent location just off the Lisburn Road and is within easy walking distance of many local amenities, including regular public transport, Queen's University and the City Hospital. It is in a small development of only three apartments.

The property offers modern and well proportioned accommodation comprises; entrance hall and utility area, good sized lounge with bay window open plan to modern fitted kitchen, two double bedrooms and modern shower room.

Externally there is a south facing rear patio garden.

This property is sure to appeal to a wide range of potential purchasers including home owners and investors.

Offers Over  
£175,000

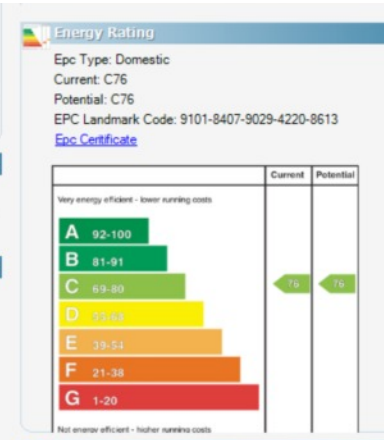
2A Surrey Street,  
Lisburn Road,  
BELFAST,  
BT9 7FS

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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2A Surrey Street,  
Lisburn Road,  
BELFAST,

## Property Features

- Modern Ground Floor Two Bedroom Apartment with South Facing Patio Garden
- Communal Hall
- Entrance Hall with Utility Area
- Lounge with Bay Window
- Open Plan to Modern Fitted Kitchen with Appliances
- Two Good Sized Bedrooms
- Modern Shower Room
- Gas Heating/ Double Glazed Windows
- Rear Bin Area
- Superb Location Within Easy Walking Distance of the Lisburn Road Amenities, City & Royal Hospitals, Easy Access to the City Centre
- Ideal for Owner Occupiers or Investors

## Location:

Main Lisburn Road heading out of town on right hand side after Tesco's supermarket and opposite Derryvolgie Avenue.

## Property Comprises

### Ground Floor

COMMUNAL ENTRANCE HALL: Ceramic tiled floor.

Hardwood front door to:

ENTRANCE HALL/UTILITY AREA: Units, work surfaces, plumbed for washing machine.

LOUNGE/MODERN FITTED KITCHEN: 19' 1" x 12' 6" (5.82m x 3.81m) (Overall). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, integrated oven, integrated hob, extractor fan over, integrated fridge, part tiled walls, ceramic tiled floor, low voltage spotlights.

BEDROOM (1): 12' 8" x 11' 7" (3.86m x 3.53m) (at widest points).

BEDROOM (2): 9' 10" x 8' 0" (3m x 2.44m) (at widest points).

SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle with drencher shower head, fully tiled walls, tiled floor, extractor fan.

