

simon**BRIEN**
RESIDENTIAL

Apt 6, 81 Osborne Park,
Belfast, BT9 6JQ



Asking Price £285,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Stylish Second Floor Apartment In Smart Malone Development Within Walking Distance To The Lisburn Road
- Bright Well-Proportioned Accommodation, High Specification And Tasteful Presentation Throughout
- Spacious Entrance Hall
- Luxury Fitted Kitchen With Full Range Of Quality Fitted Appliances & Island Open Plan To Living & Dining Areas
- Two Double Bedrooms (Main Bedroom With Ensuite Shower Room)
- Bathroom
- Gas Heating
- uPVC Double Glazed Windows
- Lift Access
- Private Secure Allocated Parking & Landscaped Areas In Gated Development
- Popular And Convenient Location Within Walking Distance Of The Lisburn Road, Minutes From The City Centre & Main Transport Routes

SUMMARY

We are delighted to offer for sale this beautiful two bedroom, second floor apartment in this exclusive development located in the mature and leafy setting of Osborne Park which runs between the Malone and Lisburn Roads in South Belfast and is within walking distance of all local amenities within the area.

The beautifully presented and well laid out accommodation is of excellent proportions and provides a layout of two double bedrooms, master with ensuite shower room, main bathroom, and contemporary kitchen with range of appliances open to spacious living/ dining areas.

This is an excellent opportunity to purchase a high quality and easily maintained apartment and is likely to be of interest to the professional or downsizer in today's market.

Viewing is by private appointment through our Lisburn Road Office on 02890 66888.



ACCOMMODATION

SECOND FLOOR

ENTRANCE:

Hardwood door leading to:

ENTRANCE PORCH:

Inner door to:

ENTRANCE HALL:

KITCHEN / LIVING / DINING AREA:

30' 9" x 14' 6" (9.37m x 4.42m)

In the Kitchen Area – Range of high and low level units. Single drainer stainless steel sink unit. 4 ring gas hob. Electric oven. Stainless steel extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Tiled floor.

In the Living/Dining Area – Attractive feature fireplace. Oak flooring. Juliet balcony.



MAIN BEDROOM:
15' 0" x 12' 5" (4.57m x 3.78m)

ENSUITE SHOWER ROOM:
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

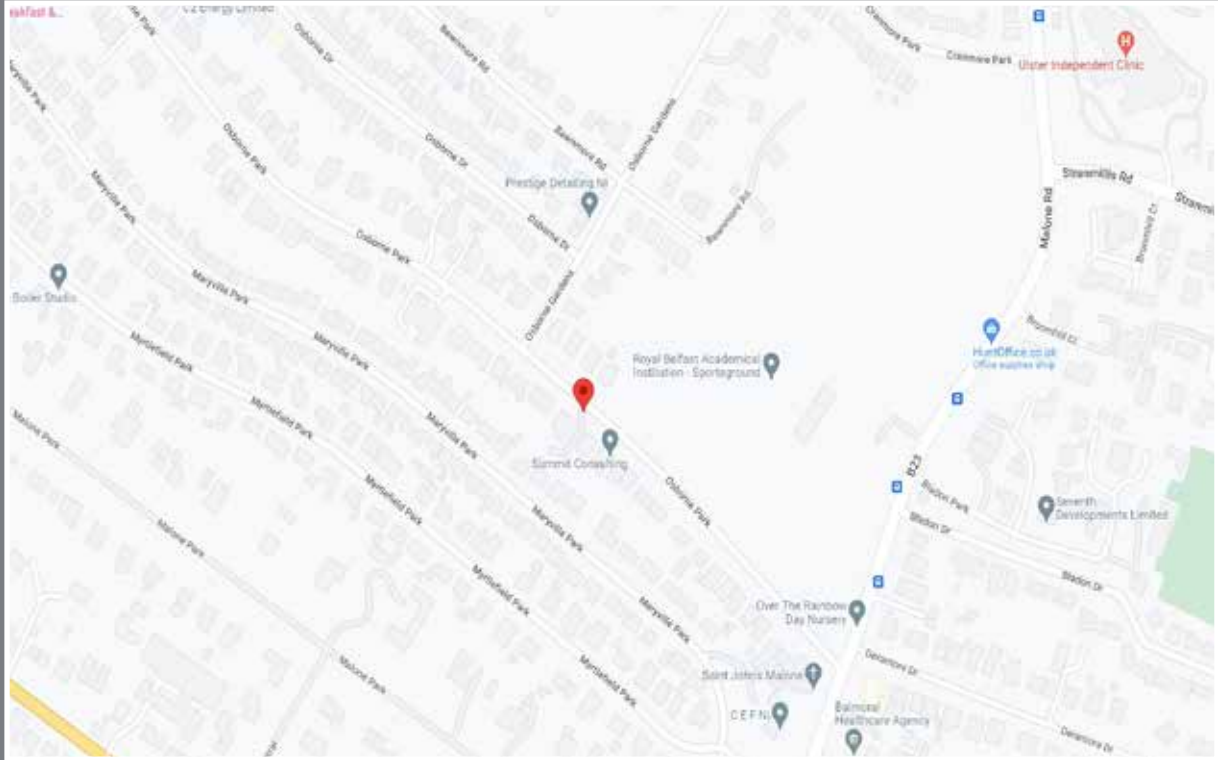


BEDROOM (2):
11' 3" x 7' 9" (3.43m x 2.36m)

BATHROOM:
White suite comprising panelled bath with mixer tap and telephone hand shower. Separate shower enclosure. Low flush WC. Pedestal wash hand basin.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/A/23/SO



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A | | |
| B | | |
| Awaiting EPC Rating Information | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| Not energy efficient - higher running costs | | |

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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