



Osborne
King

SPACIOUS 2ND FLOOR APARTMENT



RESIDENTIAL

FOR SALE

Apartment 19, Thornhill
Malone
Belfast
BT9 6SS

VIEWING
By Appointment through Osborne King
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Features

- Second floor two bedroom apartment in popular Malone development.
- Communal entrance hall with stairs and lift.
- Deceptively spacious lounge with large bay window.
- Kitchen with dining area.
- Two well proportioned bedrooms including master with ensuite shower room.
- Landscaped common areas in gardens with lawns and flower beds.
- One allocated car parking space.

Location

This second floor apartment is located in the popular Thornhill development in Malone. The area is a well-renowned private development comprising a mix of townhouses/apartments which benefits from many local amenities and provides an easy commute into the city centre and convenient lifestyle.

Description

The apartment offers spacious and adaptable accommodation currently comprising; entrance hall, family-size lounge with bay window offering substantial natural light and kitchen with dining area.

There are two well proportioned bedrooms, including master with ensuite shower room, bathroom and separate store room. The apartment requires modernisation.

There is the added benefit of an allocated car parking space.



Kitchen: c. 4.39m x c. 3.1m (c. 14'4" x c. 10'1")



The kitchen is fully fitted but requires modernisation with white tile walls, tiled flooring, a fluorescent lighting strip and a full complement of kitchen appliances, to include electric hob, electric oven and plumbed for washing machine and dishwasher.

Living Room: c. 6.72m x c. 4.32m (c. 22'0" x c. 14'1")



The living room is laid in carpet with plastered/ painted walls and benefits from features including decorative corning and large bay window allowing substantial natural light into the room.





Master Bedroom: c. 3.41m x c. 4.86m (c. 11'2" x c. 15'9")
(Widest point)



The master bedroom benefits from ample space for a king size bed, storage, ensuite and is currently fitted with carpeted flooring and plastered/painted walls.

The ensuite (c. 1.8m x c. 1.4m) is fitted to a basic standard with a shower, WC and wash hand basin.

Bedroom 2: c. 2.56m x c. 4.86m (c. 8'4" x c. 15'9")



The second bedroom is similarly fitted out to include fitted wardrobes.





Bathroom: c. 2.90m x c. 1.86m (c. 9'5" x c. 6'1")



The bathroom benefits from a WC, wash hand basin, bidet and panelled bath with electric shower. It is currently laid in carpet with tiled walls and fluorescent lighting.

Store c. 1.61m x c. 2.28m (c. 5'2" x c. 7'4")



Carpeted and racked out.

Service Charge

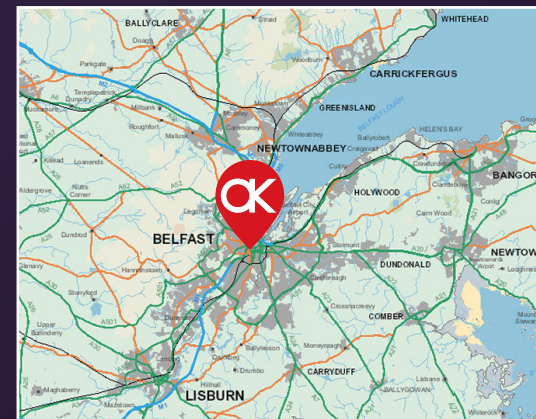
The property is subject to a service charge and maintenance reserve charge to pay for the maintenance of the communal facilities. The year 2021-2022 service charge equates to £1,752 per annum.

Guide Price

We have been instructed to seek offers in the region of £245,000 exclusive.



FOR IDENTIFICATION PURPOSES ONLY



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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MISREPRESENTATION ACT 1967

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