



# 1 The Gatelodge, 1 Linen Green, Lisburn

**£189,500** Leasehold

A superb 2 storey townhouse style duplex apartment set within the exclusive Gatelodge building at Linen Green, Lisburn

Townhouse | Gated development | 3 Bedrooms | Ensuite Shower | Lounge with bay window | Kitchen/dining | Gas heating | Oak internal doors | Recently redecorated and carpeted | Oak effect PVC double glazed windows | Chain free |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)

**FALLOON**  
Estate Agents

A superb 2 storey townhouse style duplex apartment set within the exclusive Gatelodge Building at Linen Green, Lisburn.

The property offers a deceptively spacious layout and is located to one end of the landmark Gatelodge building, at the entrance to Linen Green, and benefits from 2 designated parking spaces and a private patio garden.

The most accessible location makes commuting to Lisburn and Belfast very straightforward via Prince William Road and Boomers way respectively.

The property has been completed to a high specification including Oak effect PVC double glazing, gas central heating, oak interior doors, Oak fitted kitchen with granite worktops and excellent bathroom and ensuite with quality tiling.

Internally the property has newly fitted carpets throughout and has been freshly decorated. The property is chain free and ready to move into.

Tenure: Leasehold

Service Charge:

We understand the current service charge to be c. £751 per annum and the buildings insurance charge to be c. £270 per annum

### Entrance porch

Hardwood outer door. Oak inner door. Tiled floor.

### Entrance hall

w: 4.1m x l: 2.95m (w: 13' 5" x l: 9' 8")

Stairs with oak handrail. Painted spindles.

### Lounge/dining

w: 7.22m x l: 4.73m (w: 23' 8" x l: 15' 6")

Wall mounted gas fire. 3x single panelled radiator.

### Kitchen/dining

w: 5.63m x l: 4.12m (w: 18' 6" x l: 13' 6")

High and low level cupboards with oak finish. Granite worktop and upstands. Wall tiling. 1.5 stainless steel sink unit, mixer tap. Integrated fridge freezer, oven, gas hob, extractor. Plumbed for washing machine. Space for tumble dryer.

### WC

w: 2.1m x l: 1.56m (w: 6' 11" x l: 5' 1")

Wash hand basin, mixer tap on vanity. Low flush WC. Full wall tiling. Tiled floor. Single panelled radiator.

### Landing

Hot press with gas boiler. Single panelled radiator. Access to roofspace.

### Bedroom 1

w: 3.87m x l: 3.2m (w: 12' 8" x l: 10' 6")

Single panelled radiator. Built in wardrobe.

### En-suite

w: 3.16m x l: 1.63m (w: 10' 4" x l: 5' 4")

Shower enclosure with 'Mira' electric shower. Wash hand basin, mixer tap on vanity. Low flush WC. Full wall tiling. Tiled floor. Single panelled radiator. Extractor fan.

### Bedroom 2

w: 4.45m x l: 2.46m (w: 14' 7" x l: 8' 1")

Single panelled radiator.

### Bedroom 3

w: 3.63m x l: 2.66m (w: 11' 11" x l: 8' 9")

Single panelled radiator.



**Bathroom**

w: 2.69m x l: 2.35m (w: 8' 10" x l: 7' 9")

Panelled bath, mixer tap. Wash hand basin, mixer tap on vanity. Low flush WC. Corner shower with chrome mixer fitting. Full wall tiling. Tiled floor. Extractor fan. Single panelled radiator.

**Outside**

Communal courtyard with gated vehicular and pedestrian access.

Private garden area in low maintenance paved finish. 2 private parking spaces.

**Service Charge**

We understand the current service charge to be c. £751 per annum and the buildings insurance charge to be c. £270 per annum

**Tenure**

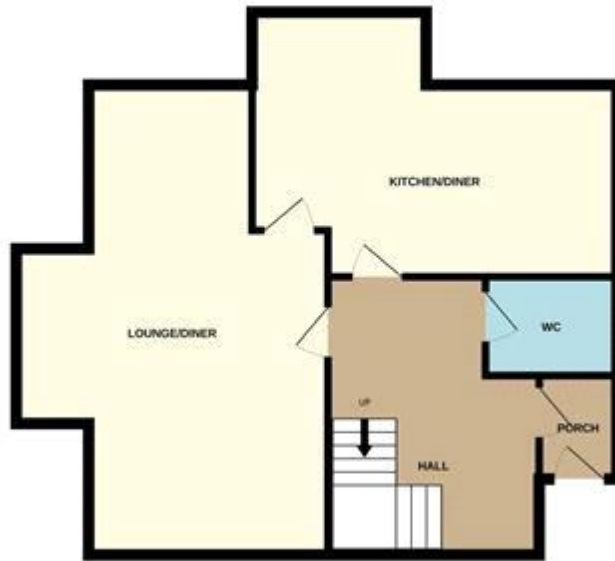
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**Rates payable**

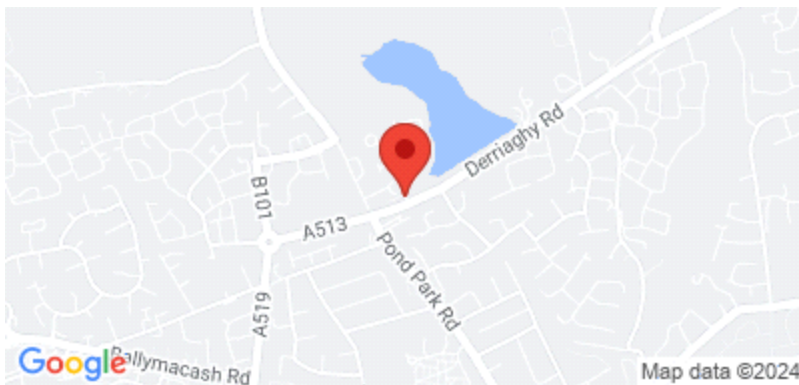
Details from the LPSNI website - Capital value of £175,000 with rates payable of £1464.05



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.