



## 33 Lady Wallace Avenue, Lisburn BT28 3GN

### OIRO £119,500

A super ground floor apartment within this small modern 2 storey block of just 2 apartments in the popular Lady Wallace / Thaxton area of Lisburn.

Ground floor apartment | Open plan Kitchen/dining/living | 2 Bedrooms | Ensuite Shower | Shower Room | Gas heating | PVC Double Glazing | Vacant possession |

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A super ground floor apartment within this small modern 2 storey block of just 2 apartments in the popular Lady Wallace / Thaxton area of Lisburn.

This apartment offers two good sized bedrooms, one of which has an ensuite shower room, the other has uses the main shower room, and a large open plan kitchen /dining / lounge with modern units and a host of integrated appliances.

An easily maintained home, the apartment benefits from a high level of insulation, gas central heating and PVC double glazing with an impressive 80C EPC rating.

There is a small patio area off the main lounge and there are well-maintained communal areas and on site parking space is literally at the door. There is even an electric car charging point.

Neighbourhood shopping is close by at Thaxton and this apartment has excellent accessibility to Lisburn City Centre and good road links for those travelling to Belfast or beyond.

For anyone seeking a ground floor apartment this property is worthy of early viewing.

#### **GROUND FLOOR :**

##### **Entrance hall**

Entrance door. Wooden flooring. Storage cupboard off. Shelves hotpress. Single panelled radiator.

##### **Open plan Kitchen/dining/living**

w: 3.87m x l: 8.62m (w: 12' 8" x l: 28' 3")

Excellent range of high and low level units in white finish. Gas hob, electric under oven, stainless steel extractor over. 1.5 bowl stainless steel sink unit, mixer tap. Integrated fridge/freezer. Integrated washing machine. Floor is part tiled, part wooden. Part tiled walls. 2 double panelled radiators. Gas central heating boiler. Patio doors to outside space.

##### **Bedroom 1**

w: 2.8m x l: 5.02m (w: 9' 2" x l: 16' 6")

Double panelled radiator.

##### **En-suite**

Tiled shower enclosure with 'Mira' electric shower. Pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor. Extractor fan. Single panelled radiator.

##### **Bedroom 2**

w: 3.67m x l: 3.75m (w: 12' x l: 12' 4")

Double panelled radiator.

##### **Shower Room**

Shower enclosure with mixer valve. Pedestal wash hand basin, mixer tap. Low flush WC.

##### **Outside**

Patio area. Communal gardens and parking.

##### **Service Charge**

We understand the combined service and estate charge is c. £400 per annum

##### **Tenure**

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

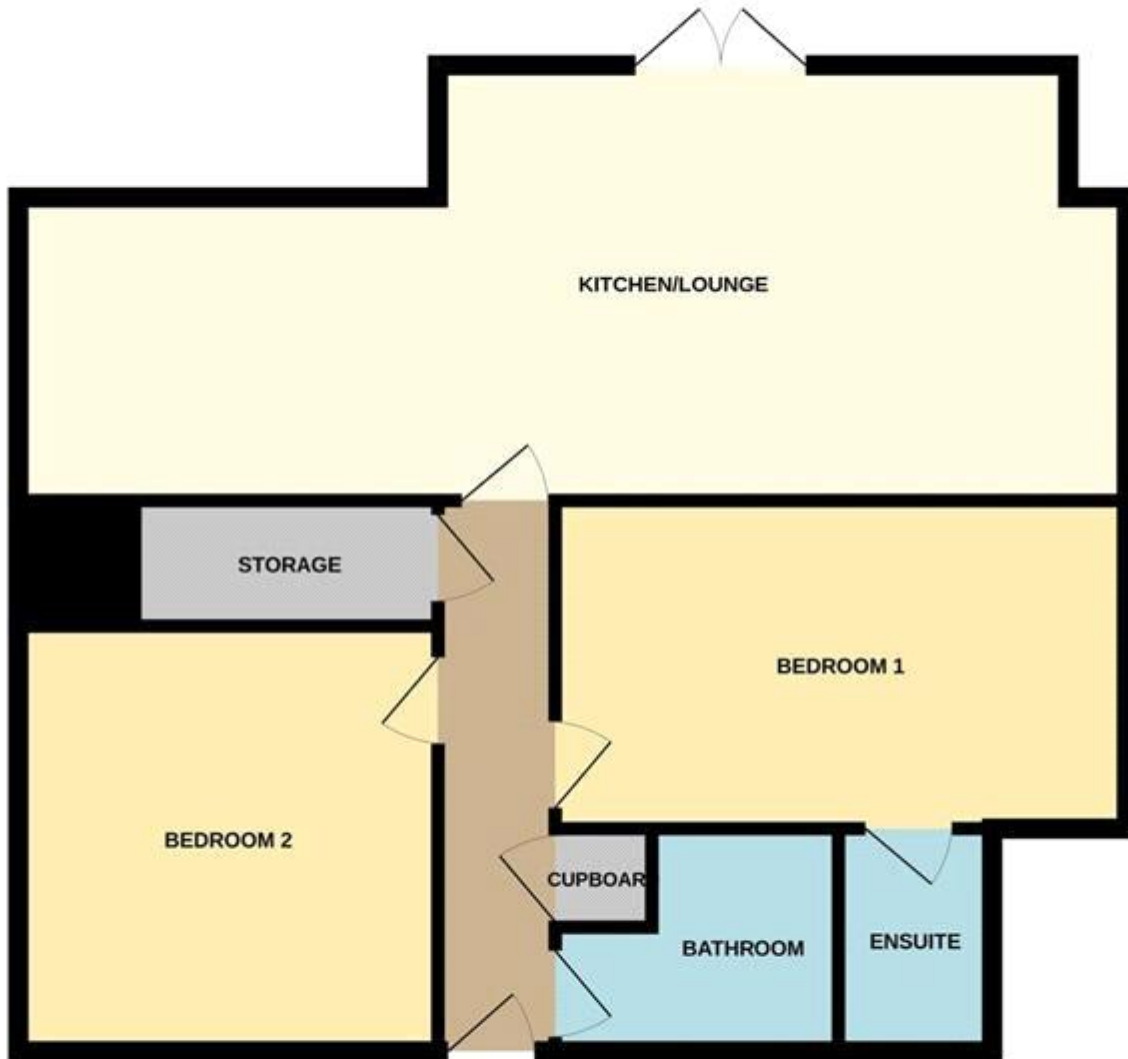
##### **Rates payable**

Details from the LPSNI website - capital value of £110,000 with rates payable of £957.00

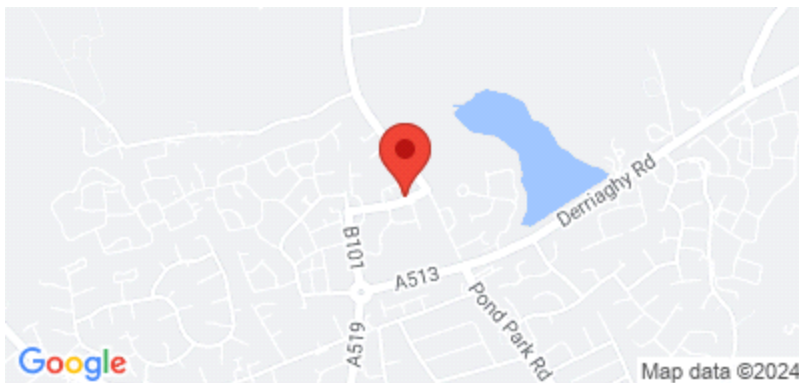




# GROUND FLOOR



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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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>	80	80
(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.