



This excellent, ground floor apartment offers a rare opportunity to purchase a spacious, three bedroom apartment with delightful south facing rear gardens in lawns and paved patio area. With generous accommodation and finished to a high level of specification throughout, this super apartment benefits from two allocated car parking spaces, one being in the basement with internal lift access and the other at the front of the building.

Located in one of south Belfast's most desirable areas, the property is most convenient to a number of services and amenities including the Lagan Towpath, Malone and Balmoral Golf Clubs, shops, bars and cafes on the Lisburn Road. This fine apartment is sure to appeal to a wide range of buyers.

Early viewing is encouraged.

Offers Over  
£397,500

Apt 3, 1 Deramore Park  
South,  
Malone Road,  
Belfast,  
BT9 5JJ

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Viewing by  
appointment  
through agent  
028 9066 3030



- Very Spacious, Ground Floor Three Bedroom Apartment with South Facing, Private Gardens
- Communal Electric Gates and Pedestrian Gates
- Spacious Entrance Hall with Built in Home Office Space and Excellent Cloaks Storage
- Good Sized Lounge/Dining Area (with Feature Fireplace) and Access to the Garden and Open Plan to Modern Fitted Kitchen with Integrated Appliances
- Three Excellent Sized Bedrooms, One with Ensuite Shower Room (One Currently Used as a Sitting Room)
- Gas Fired Central Heating / Double Glazed Window Frames
- Two Allocated Car Parking Spaces, One in Basement Level with Internal Lift and One at the Front
- Extremely Convenient to Many Amenities Including; Shops, Restaurants, Public Transport & the City Centre

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE HALL: Porcelain tiled floor, low voltage spotlights, excellent sized storage cupboards, cloaks area. Airing cupboard and gas boiler.



Bi-folding doors to . . .

BUILT-IN HOME OFFICE/WORK SPACE: Desk and shelving.

LOUNGE OPEN PLAN TO DINING ROOM: 32' 1" x 12' 5" (9.78m x 3.78m) (at widest points including kitchen). Wooden fireplace with granite inset and hearth, gas coal effect fire, built-in shelving, low voltage spotlights. glazed door to south facing garden.



Open plan to . . .

MODERN FITTED KITCHEN: Range of oak high and low level units, granite work surfaces and drainer, stainless steel sink unit, tambour unit, integrated washing machine, integrated dishwasher, integrated oven, four ring gas hob, stainless steel extractor fan, integrated fridge freezer, island with units, granite work surfaces and breakfast bar, part tiled walls, ceramic tiled floor, low voltage spotlights.



BEDROOM (1): 20' 7" x 10' 7" (6.27m x 3.23m) (at widest points to include ensuite). Glazed door to garden, built-in wardrobe.



ENSUITE BATHROOM: White suite comprising low flush wc, fully tiled shower cubicle with electric shower, pedestal wash hand basin, panelled bath with shower over, fully tiled walls, ceramic tiled floor, vanity unit and mirrored doors.



BEDROOM (2): 10' 8" x 10' 7" (3.25m x 3.23m) (at widest points).

BEDROOM (3)/SITTING ROOM: 14' 7" x 9' 8" (4.44m x 2.95m) (at widest points).

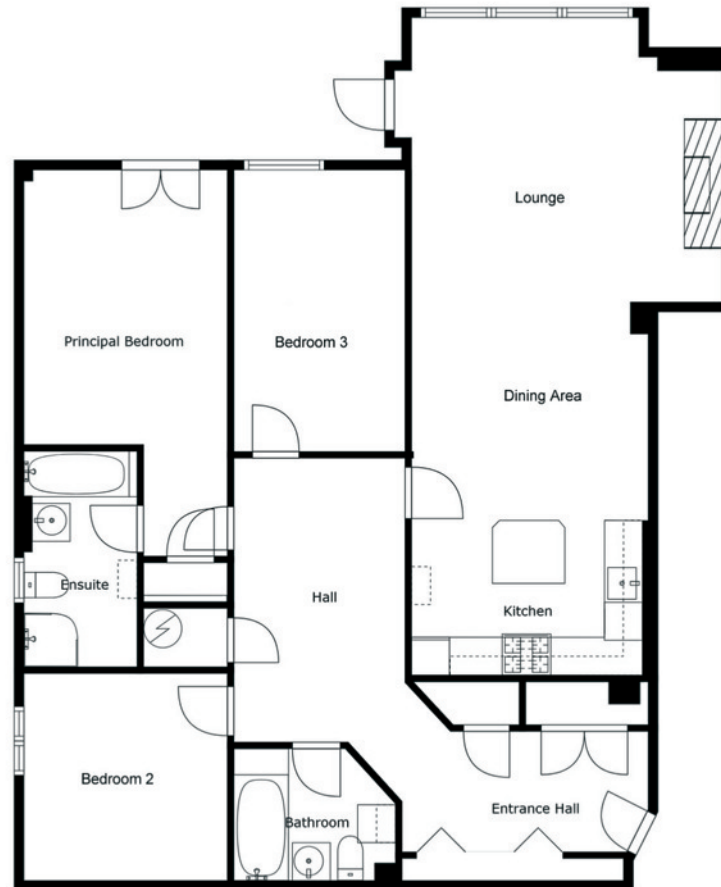


MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, fully tiled walls, ceramic tiled floor, extractor fan.

## Outside

Private, south facing rear gardens with delightful patio area for those sunnier evenings and steps to good sized lawns with beds in shrubs, bushes and trees, outside lighting. Two allocated car parking spaces accessed via electric gates, one underground (marked 7) and one at the front of the building. Basement storage room.





Management company

Charles White Limited

Service Charge

£147 per month.

Location:

From city centre on the Malone Road, Deramore Park

South is on the left just past St John's Church.

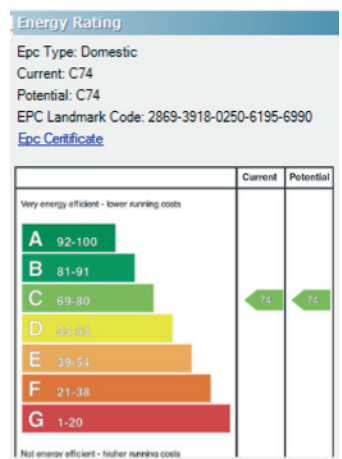
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Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

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