



A magnificent duplex apartment in a prime South Belfast location conveniently positioned close to the Malone Road with good access to the city centre by car, bus and to the motorway network.

The spacious accommodation of circa 2335 sq ft, presents an excellent opportunity for those seeking a flexibility and charm that will have wide ranging appeal.

The accommodation comprises a drawing room, family room and dining area. A superb modern fitted kitchen with space for a dining table. A study/office benefits from a range of built-in office furniture.

Additionally there are four well proportioned bedrooms, two with ensuite shower rooms, a deluxe main bathroom and a landing reading area.

This second floor duplex apartment is accessed by either lift or staircase from the ground floor reception area.

Outside there are parking facilities with remote electric entrance gates.

Offers Over  
£425,000

Apt 7 Newforge House,  
9 Newforge Lane,  
Belfast,  
BT9 5NT

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Viewing by  
appointment  
through agent  
028 9066 3030



- Magnificent Duplex Apartment in Prime South Belfast Location of Circa 2335 Sq Ft
- 3 Main Reception Areas, Drawing Room, Family Room & Dining Room
- Superb Modern Kitchen with Dining Area
- Impressive Study/Office with Bespoke Range of Built-in Office Furniture
- 4 Spacious Bedrooms, 2 with Ensuite Shower Rooms
- Upper Level Incorporating Landing/Relaxation Area & 2 of the 4 Bedrooms
- Deluxe Main Bathroom with Jacuzzi Style Bath
- uPVC Framed Double Glazed Windows
- 2 Allocated Parking Spaces
- Gas Fired Central Heating

The Property Comprises:

Ground Floor

ENTRANCE HALL: Lift and stair access to . . .

Second Floor

LANDING:

RECEPTION HALL: Storage/cloaks cupboard and understairs storage cupboard.



DRAWING ROOM: 18' 10" x 14' 7" (5.74m x 4.44m) Feature gas wood effect fire with marble surround and hearth.



FAMILY ROOM: 18' 10" x 11' 9" (5.74m x 3.58m)



DINING ROOM: 13' 8" x 11' 6" (4.17m x 3.51m)



SUPERB MODERN KITCHEN & DINING AREA: 13' 6" x 13' 4" (4.11m x 4.06m) Excellent range of modern high and low level units, Ariston five ring gas hob, built-in oven, polished granite work surfaces, integrated microwave, stainless steel canopy incorporating extractor fan over hob, under unit lighting, 1.5 bowl stainless steel sink unit with granite drainer and mixer tap, integrated fridge freezer, integrated washer/dryer, ceramic tiled floor, fully tiled walls, gas fired boiler.



OFFICE/STUDY: 13' 10" x 10' 10" (4.22m x 3.3m) Bespoke office furniture with desk unit, book shelving, storage cupboards, laminate wood flooring.



MAIN BATHROOM: Shower unit, low flush wc, tiled panelled jacuzzi style bath, electric shower unit, pedestal wash hand basin, low flush wc, heated towel rail, fully tiled walls, extractor fan.



PRINCIPAL BEDROOM: 18' 2" x 14' 0" (5.54m x 4.27m)

ENSUITE SHOWER ROOM: Shower cubicle with thermostatically controlled shower unit, low flush wc, wash hand basin, heated towel rail.



BEDROOM (2): 14' 0" x 10' 9" (4.27m x 3.28m) Walk-in wardrobe.



## Upper Level

BEDROOM (3): 16' 4" x 14' 0" (4.98m x 4.27m)

ENSUITE SHOWER ROOM: Shower cubicle with Mira Sport shower unit, wash hand basin in vanity unit with storage underneath, heated towel rail.



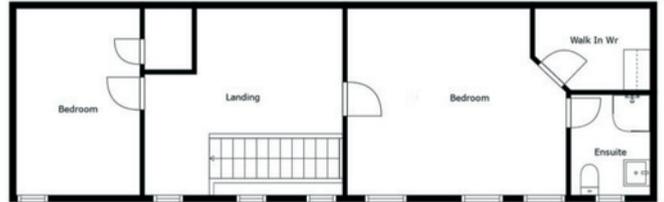
BEDROOM (4): 14' 0" x 9' 3" (4.27m x 2.82m)



Management company: CSM Property Management.

Management Fee: £2,476 per annum.

Rates: £3217.00 per annum.



Floor 2



Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

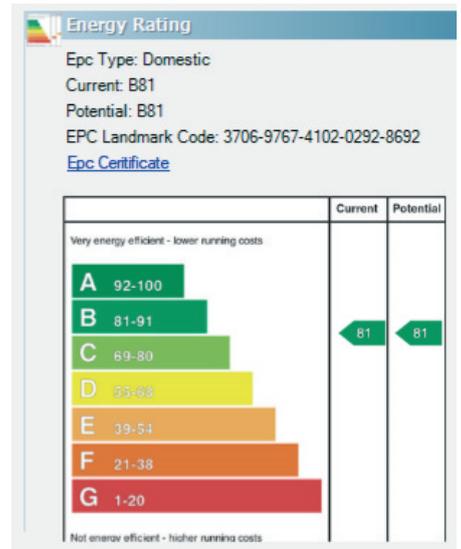
Outside

Two allocated parking spaces.

Location:

Malone Road heading out of town at Balmoral junction turn left into Newforge Lane and the property is on the right hand side.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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