

Apartment 2, The Grange,  
49 Upper Lisburn Road, Finaghy,  
Belfast, BT10 0GX

**Price £199,950**

 **Reeds Rains**

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## DESCRIPTION

One of only 5 apartments in this select apartment block which is located on the popular Upper Lisburn Road, this ground floor apartment offers generous accommodation and would be an ideal downsize for someone.

The apartment has it's own front door, and a private and enclosed rear garden with ample space for enjoying the longer summer nights.

The property does require general updating internally, however nothing major. The accommodation comprises of a reception hall (with 2 storage cupboards), living / dining room, kitchen, two bedrooms, bathroom and ensuite shower room. There is also a lean to conservatory off the main bedroom, which overlooks the rear gardens.

Close to the Lisburn Road, Finaghy and main arterial routes this property offers excellent convenience on the doorstep. Apartments such as this rarely present themselves on the open market and we fully recommend an internal visit.

Viewing is strictly by appointment with our Belfast team on (028) 90680420.

## ACCOMMODATION

### Hardwood front door

### Reception Hall

Cloaks cupboard. Solid wooden floor. Cornice work. Additional walk in storage cupboard.

### Living / Dining Room

21'7" \* 13'6" (6.58m \* 4.11m)

Feature wooden floor. Cornice work. Feature fire place with marble inset and hearth (Gas fire).

### Kitchen

9'4" \* 8'11" (2.84m \* 2.72m)

Range of high and low level units with laminated work surfaces. Single drainer 1.5 stainless steel sink unit with swan neck mixer taps. Built in oven (electric), gas hob and concealed extractor fan. Ceramic tiled floor. Plumbed for washing machine. Glazed leaded display cabinets. Part wood paneled walls. Part tiled walls.

### Bathroom

8'11" \* 6'6" (2.72m \* 1.98m)

Panel bath with antique style mixer taps and telephone hand shower. Pedestal wash hand basin. Low flush WC. Part tiled walls.

### Bedroom 1

13'6" \* 10'8" (4.11m \* 3.25m)

Built in robe with sliding doors.

### Ensuite Shower Room

6'4" \* 5'9" (1.93m \* 1.75m)

Low flush WC. Pedestal wash hand basin. Built in shower cubicle. Extractor fan. Fully tiled walls.

### Bedroom 2

14'2" (4.32) \* 8'11" (2.72) (at widest)

Outlook to rear.

### Lean To Conservatory

8 \* 7'5" (8 \* 2.26m)

Accessed off Bedroom 1. Has direct access to rear garden.

## OUTSIDE

Private enclosed rear garden in lawn & patio area. Garden shed.

## PARKING

One allocated parking space plus visitor parking.

## DIRECTIONS

Travelling up the Upper Lisburn Road, The Grange is on your right hand side.

## EPC

C71 rating.

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All Measurements

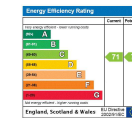
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area 82.9 sq.m. (893 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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