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**Apartment 3, 97 Malone Road**

**Belfast  
BT9 6SP**

**Offers Over £195,000**

## APARTMENT 3, 97 MALONE ROAD, BT9 6SP

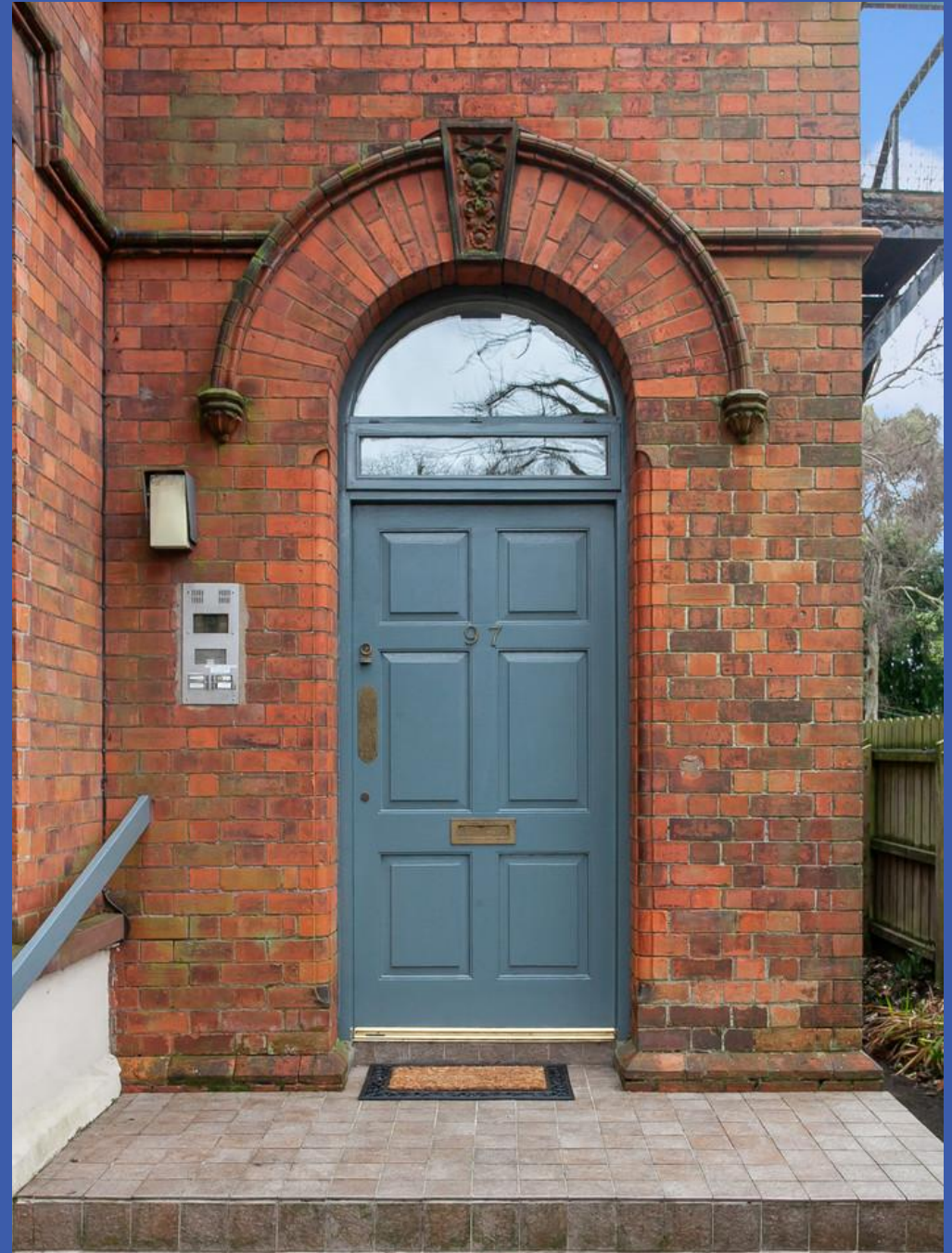
- **Excellent 1st Floor Apartment In Superb & Convenient Location**
- **Private Exclusive Development Yet Extremely Convenient To A Host Of Amenities**
- **Bright Spacious Lounge**
- **Fitted Kitchen**
- **2 Bedrooms**
- **Shower Room with White Suite**
- **Well Presented Throughout**
- **Oil Fired Central Heating/Double Glazed Windows**
- **Residents Parking**
- **Close to Public Transport Services to Belfast City Centre**

This delightful 1st floor apartment occupies a superb situation within this very attractive red brick building which is extremely convenient to the many amenities in the Malone area and on the Lisburn Road.

The property offers generous and well-proportioned accommodation, finished to a high standard of specification. The good-sized lounge offers delightful views and is open plan to the dining area whilst there is also a modern kitchen and one bedroom on the entrance level.

On the upper level there is a further bedroom and shower room. The internal accommodation is further enhanced by the beautifully maintained communal grounds and residents parking.

The property is convenient to a range of amenities on the Malone and Lisburn Roads, including shops, public transport and leading schools along with leisure facilities such as Drumglass Park. Recent sales in this particular development have proven extremely successful and viewing is highly recommended.







## PROPERTY COMPRISES

Communal front door to communal entrance hall, stairs to first floor, communal landing. front door to entrance hall.

**ENTRANCE HALL** Laminate wood effect floor.

**LOUNGE 19' 7" x 14' 9" (5.97m x 4.5m)** Laminate wood effect floor, low voltage spotlights, cornice ceiling, decorative fireplace.

**KITCHEN WITH BREAKFAST AREA 13' 3" x 7' 4" (4.04m x 2.24m)** Range of high and low level units, work surfaces, stainless steel sink unit with mixer tap, space for fridge/freezer, plumbed for dishwasher, laminate wood effect floor and external access.

**BEDROOM 12' 8" x 11' 3" (3.86m x 3.43m)** With laminate wood effect floor.

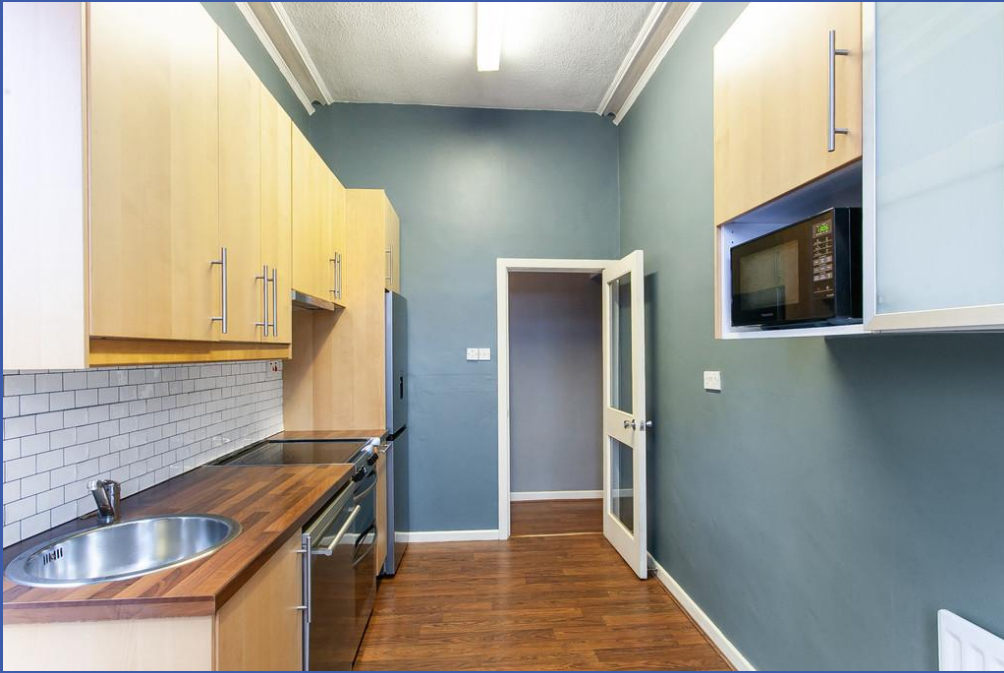
**STAIRS TO SECOND FLOOR LANDING** Velux window and airing cupboard.

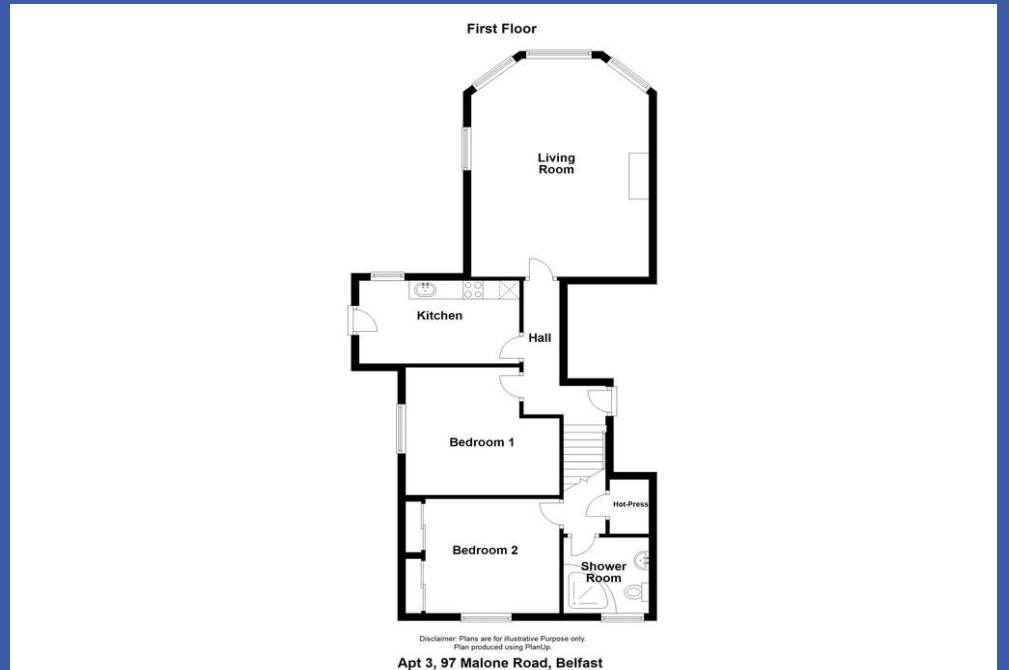
**BEDROOM 10' 2" x 10' 2" (3.1m x 3.1m)** Built in robe with plumbing for washing machine.

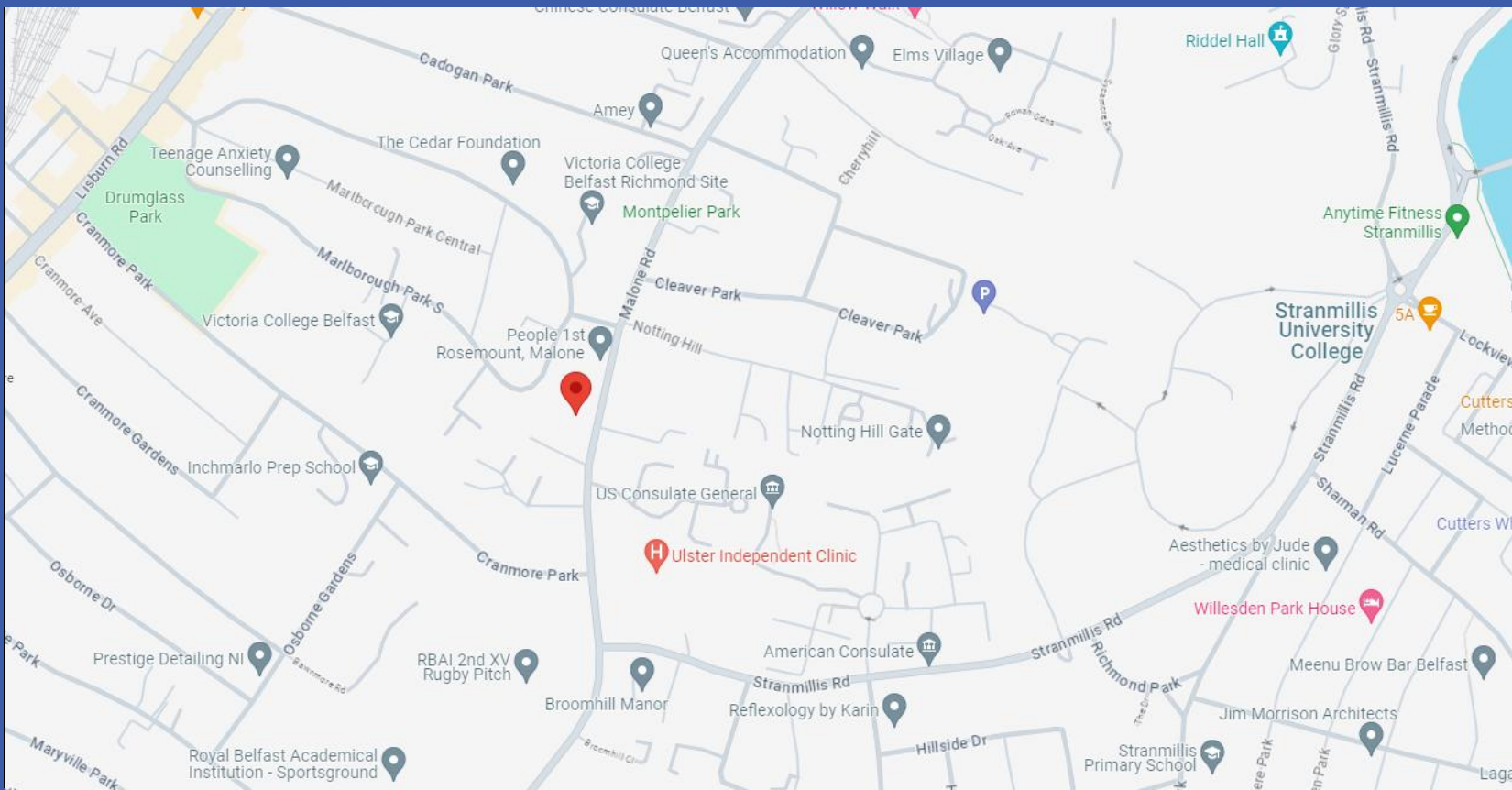
**SHOWER ROOM** White suite comprising fully tiled shower cubicle, low flush WC, vanity unit, tiled floor, chrome heated towel rail, fully tiled walls.

**OUTSIDE** Residents parking and communal grounds.









**Directions:**

Coming out of Belfast on Malone Road, number 97 is on the right hand side between Marlborough Park and Cranmore Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	33 F
1-20	G		



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