



## Apt 4, 717 Lisburn Road, Belfast, BT9 7GU

**Price Guide £180,000**

Located on the Lisburn Road, this spacious two bedroom apartment offers convenience and excellent accommodation for a range of potential purchasers. On the second floor, the apartment is spacious and comprises open plan kitchen / living / dining room with access to a good sized balcony. There are two double bedrooms, both with built in wardrobes and master with en-suite & balcony. There is also a white bathroom suite and storage off hallway. Gas fired central heating & PVC double glazing are further benefits.

- Well Presented Second Floor Apartment
- Open Plan Kitchen / Living / Dining
- White Bathroom Suite
- Moments From The Shops, Restaurants & Bars Of The Lisburn Road
- Cash Offers Only
- Two Spacious Bedrooms (Master With En-suite Shower Room)
- Balconies To Front & Rear
- PVC Double Glazed Windows / Gas Fired Central Heating
- An Ideal City Base, First Time Buy Or Investment Opportunity

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			

EU Directive 2002/91/EC

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE

Secure entry system. Stairs to:

### ON THE SECOND FLOOR

#### ENTRANCE

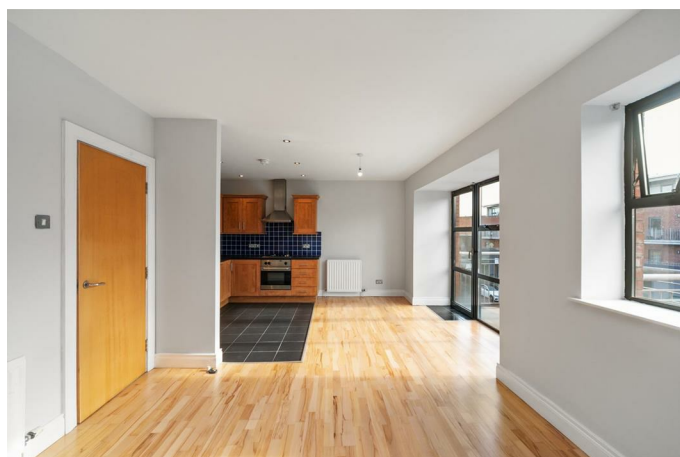
Hardwood front door.

#### RECEPTION HALL

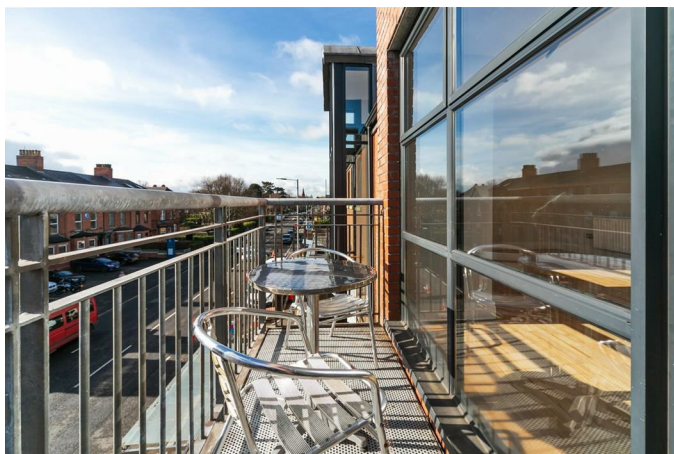
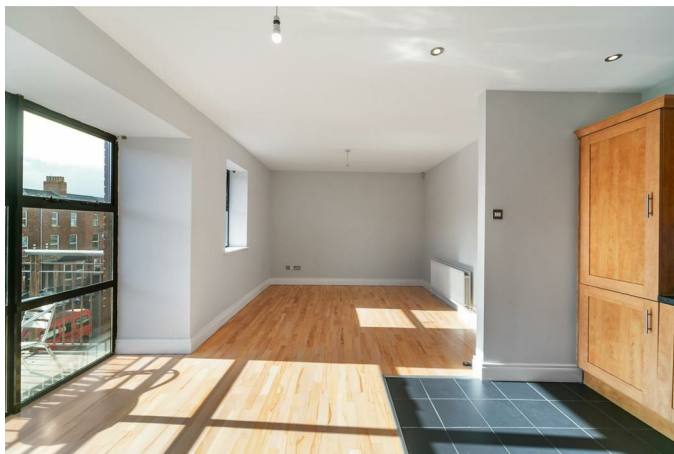


Intercom system.

#### KITCHEN / LIVING / DINING 22'7" x 15'8" (6.9 x 4.8)



Comprising range of high and low level units, integrated appliances to include oven, hob and extractor fan, fridge / freezer, dishwasher and washing machine. Ceramic tiled floor, part tiled walls. Solid wood floor to living area. Access to balcony.





**BEDROOM ONE 11'9" x 10'9" (3.6 x 3.3)**



Access to balcony. Built in wardrobe.

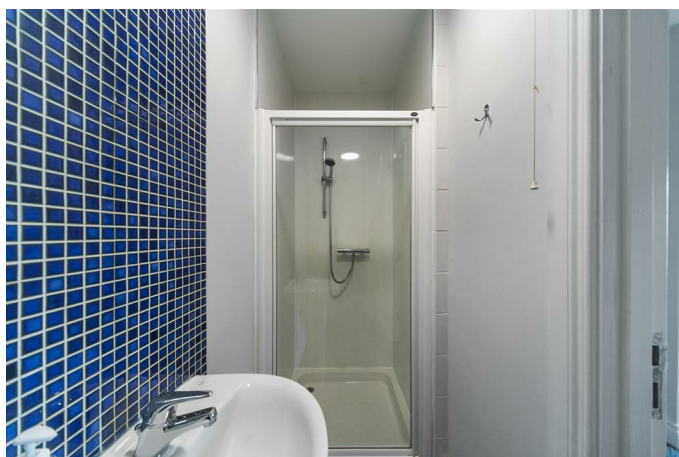
**BEDROOM TWO 11'9" x 9'2" (3.6 x 2.8)**



Built in wardrobe.

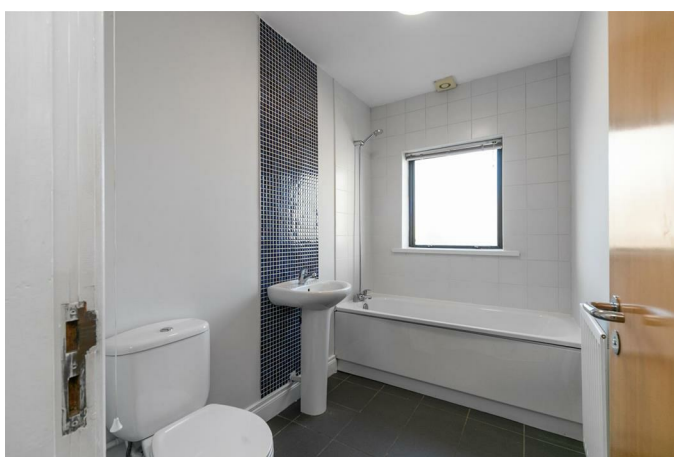


**ENSUITE**



White suite comprising low flush W.C, pedestal wash hand basin and shower cubicle.

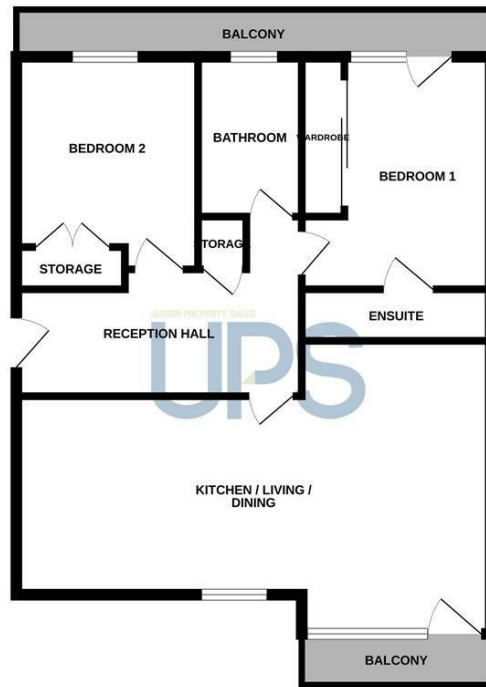
**BATHROOM**



White suite comprising bath with shower attachment, low flush W.C, pedestal wash hand basin, ceramic tiled floor & part tiled walls.

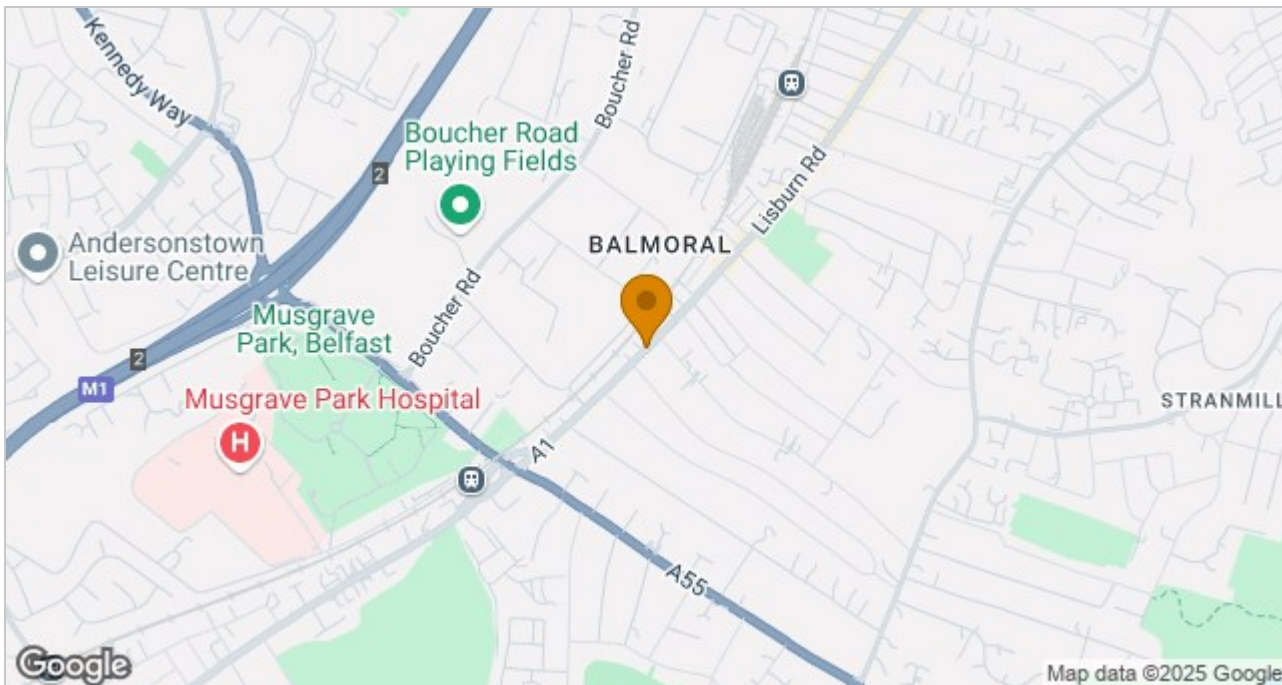
# Floor Plan

## SECOND 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 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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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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