



Modern, Ground Floor, One Bedroom Apartment in Ideal Location just off the Lisburn Road, walking distance of many local amenities in the area; Royal and City Hospitals, City Centre.

Offers Over  
£119,950

G.1 117 Lisburn Road,  
Belfast,  
BT9 7AF

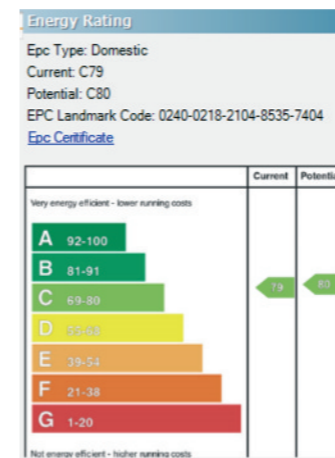
This apartment comprises; entrance hall with excellent cloaks cupboard, good sized lounge with dining area open plan to modern fitted kitchen, double bedroom and modern shower room.

The apartment benefits from gas heating, double glazed windows, a ground floor balcony and communal gardens on the roof top and views over South Belfast. There is a communal laundry room on the ground floor.

Early viewing is recommended as recent sales in this block have proven very popular.

Viewing by  
appointment with  
& through agent  
028 9066 3030

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
www.templetonrobinson.com



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## Property Features

- Modern Ground Floor, One Bedroom Apartment off the Lisburn Road, Walking Distance of the City Centre
- Communal Hall and Communal Laundry Room on the Ground Floor
- Entrance Hall with Large Cloaks & Storage Area
- Lounge with Dining Area and Access to Ground Floor Balcony
- Open Plan to Modern Fitted Kitchen with Range of Appliances
- Generous Double Bedroom
- Modern Shower Room
- Two Communal Roof Gardens with Views Over South Belfast
- Walking Distance to Queen's, City & Royal Hospital & Belfast City Centre
- Ideal for Owner Occupiers or Investors

## Location:

Lisburn Road, beside City Hospital.

## Property Comprises

### Ground Floor

Hardwood front door to:

ENTRANCE HALL: Cloaks cupboard, wood floor.

SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, tiled splashback, fully tiled shower cubicle.

Extractor fan.

BEDROOM (1): 11' 0" x 8' 1" (3.35m x 2.46m) Wood floor.

MODERN FITTED KITCHEN OPEN PLAN TO CASUAL DINING AND LIVING ROOM: 15' 0" x 9' 8" (4.57m x 2.95m) Range of high and low level high gloss units, work surfaces, single drainer stainless steel sink unit, integrated oven and stainless steel extractor fan. Four ring gas hob, fridge, part tiled walls, glazed splashback, wood floor, airing cupboard. Double doors to sitting area.

### Outside

Communal garden on roof top, communal laundry room.

### Management company

CSM Management.

Management Fee: TBC

