

simon**BRIEN**  
RESIDENTIAL

1303 Bradbury Court,  
Belfast, BT9 7JL



Offers Around £85,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Well Presented One Bedroom Apartment Located in the Popular Bradbury Court Development
- Ideally Positioned just off the Lisburn Road in South Belfast
- Located Close to Belfast City Centre and Many Local Amenities
- Doorstep Convenience to Main Arterial Bus Routes
- Close to the City Hospital, Local Leading Schools, Parks, Queens University and Belfast City Airport
- One Well Appointed Bedroom with Panoramic City Views
- Separate Fitted Bathroom with White Suite
- Kitchen Living Dining Area with Panoramic City Views
- Private Secure Parking with Allocated Space
- Located on the Thirteenth Floor with Lift and Stair Access to All Floors
- Gas Fired Central Heating
- Double Glazing Throughout
- Low Maintenance Living
- Management Fee Approx. £395.15 Per Quarter
- No Onward Chain
- Priced to Allow for Updating
- Ideally Suited to the First Time Buyer, Young Professional and Investor Alike
- Early Viewing Highly Recommended

## ACCOMMODATION

### ENTRANCE HALL:

Communal entrance hall with lift and stair access to all floor.

### RECEPTION HALL:

Hardwood front door into reception hall with laminate effect wooden flooring

### BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer taps and built in vanity unit, corner shower unit with glass sliding door, tiled shower enclosure with thermostatic control valve and telephone attachment, extractor fan and radiator, access to Worcester Bosch boiler

## DESCRIPTION

We are delighted to bring to the market this well-appointed one-bedroom apartment located on the thirteenth floor of the popular Bradbury Court development. Ideally positioned just off the Lisburn Road, the location offers ease of access for the city commuter and is within walking distance to the City Hospital, Queens University and a range of local leading schools, coffee shops, bars and eateries.

In short the property comprises of: communal reception areas, entrance hall, one well-proportioned bedroom, open plan kitchen living dining space with panoramic city views and a fitted bathroom with white suite.

The property further benefits from double glazing throughout, gas fired central heating, secure private gated parking and lift access to all floors.

Providing low maintenance living and with no onward chain, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

## LIVING/DINING/KITCHEN AREA:

**15' 0" x 11' 0" (4.57m x 3.35m)**

Panoramic views across Belfast city centre, ample space for casual dining, laminate effect flooring, kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome taps, space for washing machine, space for fridge freezer and cooker, built in extractor fan



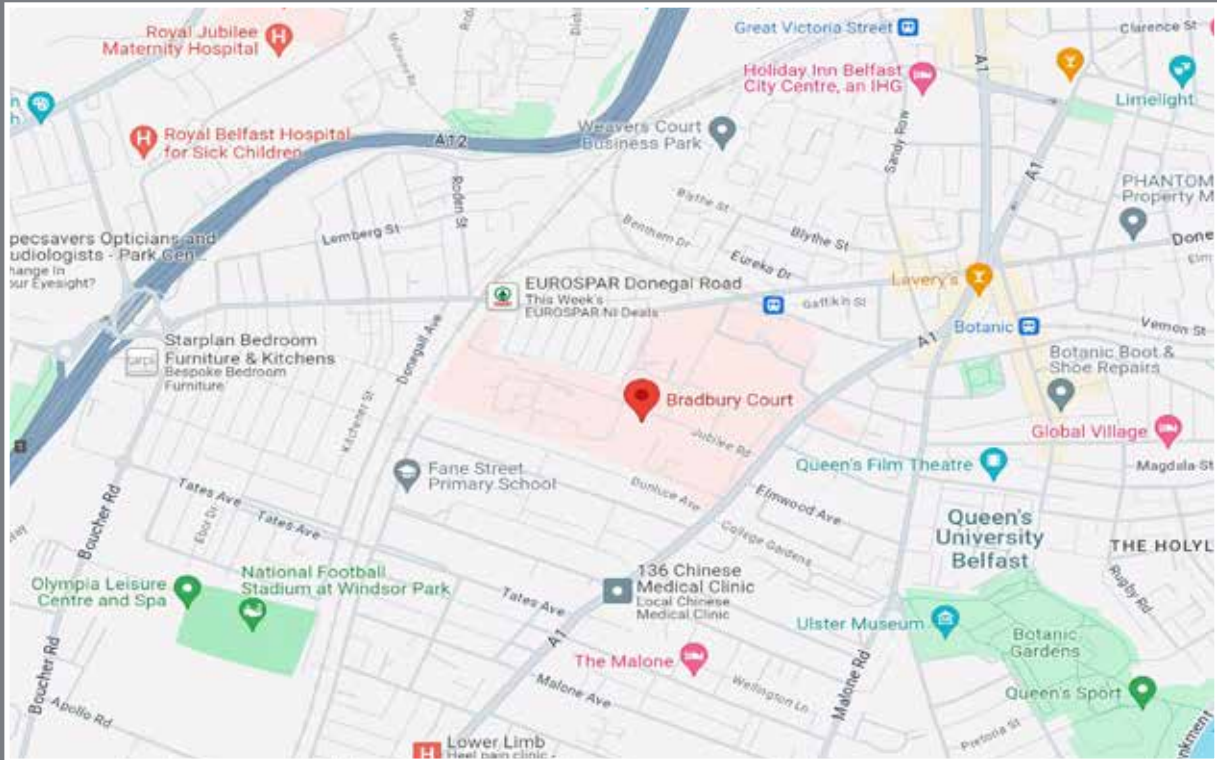
## BEDROOM (1):

**14' 0" x 9' 0" (4.27m x 2.74m)**

Outlook to front,



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RMck/E/24/SD



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