



Hidden away in a most secluded setting just off the Malone Road, this three bedroomed penthouse apartment offers bright and spacious accommodation with a southerly aspect.

The accommodation briefly comprises a reception hall with study space, spacious living room open plan to dining area which leads to the kitchen and three double bedrooms which all have ensuite bathrooms. The apartment also benefits from a south facing balcony which has a small conservatory.

Within walking distance of the Lisburn Road, Queen's University and the city centre this comfortable, spacious apartment is certain to have wide appeal.

Offers Over  
£395,000

Apt 7,5 Holyrood  
Manor,  
Malone Road,  
Belfast,  
BT9 5DA

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Viewing by  
appointment  
through agent  
028 9066 3030



- 3 Bedroom 1600 sq ft Penthouse Apartment Just Off Malone Road
- Lift Opens Directly into Reception Hall
- Bright Spacious Living Room Open Plan to Dining Area Leading to Fitted Kitchen
- Ensuite Bathrooms to all 3 Bedrooms
- Gas Fired Central Heating & Double Glazed Window Frames
- South Facing Balcony with Small Conservatory
- 2 Allocated Car Parking Spaces
- Within Walking Distance of Queen's University & the City Centre

The Property Comprises:

Ground Floor

Lift access to . . .

Third Floor

ENTRANCE HALL:



Hardwood front door to . . .

ENTRANCE HALL/STUDY: Ceramic tiled floor, low voltage spotlights, shelved cupboards, feature circular window, additional hardwood door, access to stairs.



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CLOAKROOM/WC: Low flush wc, pedestal wash hand basin with glazed splash back, cloaks cupboard, ceramic tiled floor.

LIVING ROOM OPEN PLAN TO DINING ROOM: 22' 9" x 17' 9" (6.93m x 5.41m) (at widest points). Wooden floor, gas coal effect fire, door to faux balcony, low voltage spotlights, cornice ceiling, feature circular stained glass window.



FITTED KITCHEN: 13' 2" x 7' 7" (4.01m x 2.31m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl single drainer sink unit, integrated oven and hob, integrated microwave, integrated fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, Velux window.

BOILER ROOM: Gas boiler and storage, Velux window, ceramic tiled floor.

Double doors from hall to . . .

CONSERVATORY: 14' 2" x 5' 8" (4.32m x 1.73m) (at widest points). Ceramic tiled floor, uPVC door to balcony.



BEDROOM (1): 16' 2" x 15' 4" (4.93m x 4.67m) Storage into eaves, built-in wardrobes, Velux window.



DRESSING ROOM: Velux window, built-in wardrobes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, fully tiled shower cubicle, pedestal wash hand basin, heated towel rail, built-in storage, part tiled walls, ceramic tiled floor, low voltage spotlights, Velux window.



BEDROOM (2): 14' 10" x 11' 7" (4.52m x 3.53m) Range of built-in wardrobes, storage into eaves, Velux window.



ENSUITE BATHROOM: White suite comprising panelled bath, low flush wc, pedestal wash hand basin, part tiled walls, ceramic tiled floor, Velux window, walk-in storage into eaves.

BEDROOM (3): 13' 0" x 10' 2" (3.96m x 3.1m) Built-in wardrobes, Velux window.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, circular wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights, Velux window.



Outside

Two allocated car parking spaces and visitor parking.

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Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

Charterhouse.

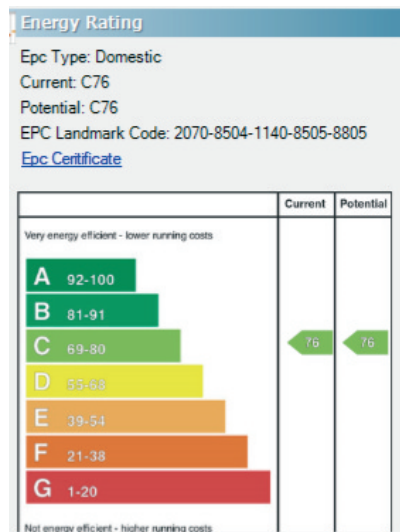
Service Charge

£1322 per annum.

Location:

Heading out of the City Centre, Holyrood is on the left hand side after the Malone Road Garage.

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