



Apt 56, Park Royal, 841d Lisburn Road, Belfast, BT9 7GY

Price Guide £195,000

This excellent third floor apartment located in the popular Park Royal development just off the Lisburn Road offers bright and spacious accommodation comprising open plan living / dining / kitchen with range of integrated appliances, two large double size bedrooms (master with en-suite shower room) and a beautiful bathroom suite. Additional benefits include gas fired central heating, PVC double glazing windows, excellent storage and private parking space. Close to the many amenities of the Lisburn Road along with excellent transport links, this apartment will appeal to a range of buyers including those wishing to downsize or indeed the first time buyer. Viewing is highly recommended.

- Excellent Third Floor Apartment In Popular Development
- Open Plan Kitchen / Living / Dining
- Luxury Bathroom Suite
- Allocated Car Parking Space & Visitor Parking
- Close To Excellent Transport Links
- Two Good Sized Bedrooms (Master With Contemporary En-suite)
- Modern Fitted Kitchen With Range Of Integrated Appliances
- Gas Fired Central Heating / PVC Double Glazing
- Suited To A Range Of Buyers Including The First Time Buyer, Investor Or Those Downsizing
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	75
(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

Stair & lift access to all levels.

ON THE THIRD FLOOR

APARTMENT 56

RECEPTION HALL



Storage off reception. Laminate wood floor. Intercom system.

KITCHEN / LIVING / DINING 23'3" x 21'3" at widest points (7.1 x 6.5 at widest points)



Excellent fitted kitchen comprising range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, integrated fridge / freezer, stainless steel sink unit with drainer & mixer tap, part tiled walls, tiled flooring. Laminate wood flooring to living / dining area.



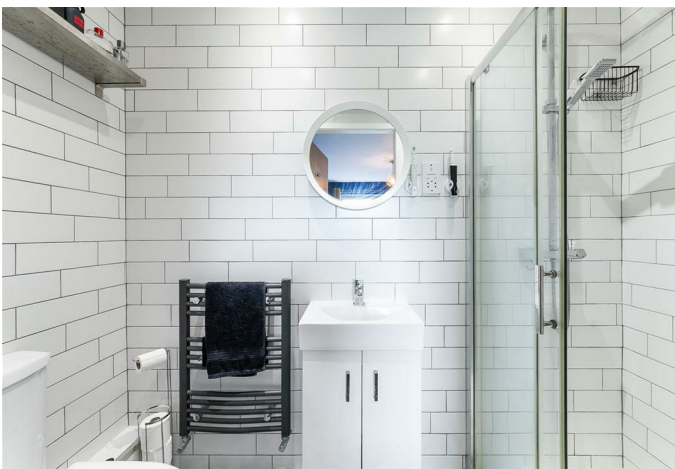
BEDROOM ONE 12'5" x 11'5" (3.8 x 3.5)



BATHROOM



ENSUITE



Luxury white suite comprising panel bath, wash hand basin, low flush W.C, part tiled walls, tiled floor.

OUTSIDE

Designated car parking space & visitor parking.

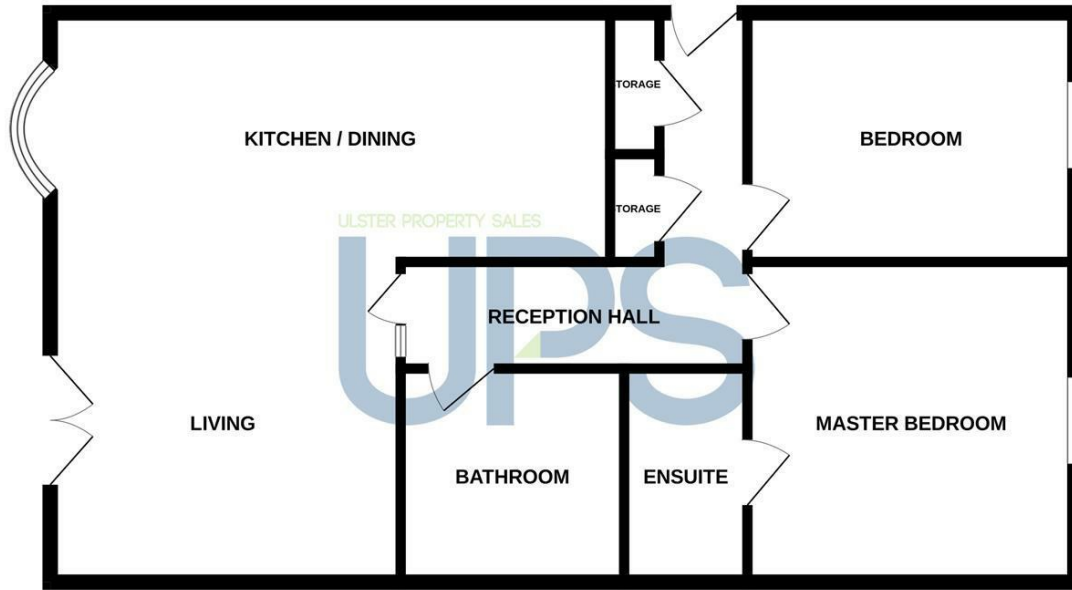
Contemporary white suite comprising low flush W.C, wash hand basin with vanity unit below, walk in shower, fully tiled walls, tiled floor.

BEDROOM TWO 12'5" x 9'6" (3.8 x 2.9)



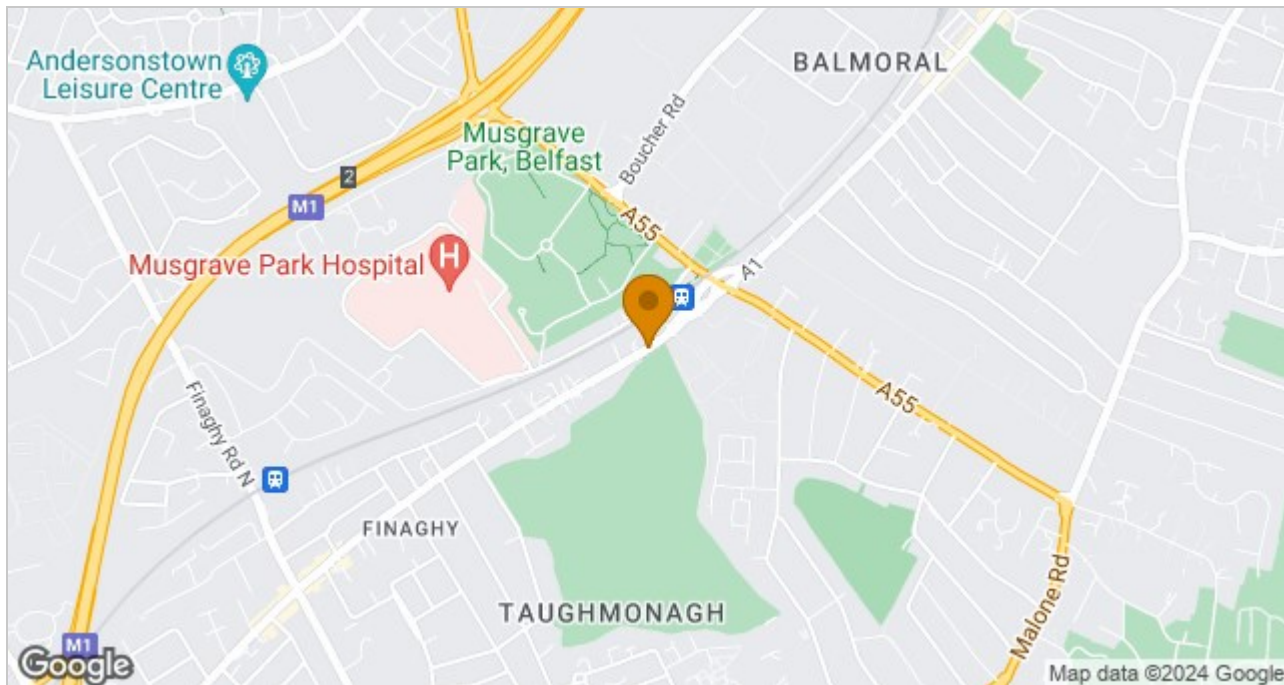
Floor Plan

THIRD 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 error, 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



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