



APT 3, 47 AYRSHIRE ROAD, LISBURN, BT28 2SF

- A Most Outstanding And Exceptionally Well Presented First Floor Two Bedroom Apartment Situated Within This Highly Desirable Residential Location
- Entrance Hall With Hardwood Entrance Door And Telephone Entry System For Main Communal Door
- Spacious Lounge With Karndean Flooring
- Kitchen/Dining Area With Range Of Integrated Appliances
- Two Bedrooms
- Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower
- Allocated Car Parking Space

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B85

REF: DL100724SR

- Gas Fired Central Heating System
- PVC Double Glazed Windows
- Excellent B85 Energy Rating For Lower Running Costs
- Early Internal Viewing Is Highly Advised To Appreciate This Stunning Apartment

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Hardwood entrance door. Cloakroom. Storage cupboard. Recessed spotlights. Telephone entry system for main communal door. Karndean flooring.

LOUNGE:

19' 8" x 16' 1" (5.99m x 4.89m)

Measurements taken to widest points. spotlights.



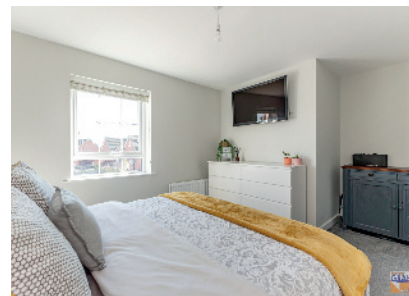
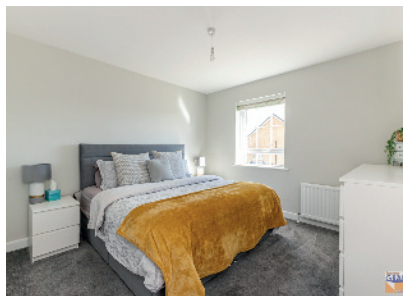
KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

4.35m (14'3") x 3.01m (9'11")

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated dishwasher. Integrated washer dryer. Integrated fridge freezer. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mono style mixer tap. Karndean flooring. Recessed spotlights.



BEDROOM (1):
11' 3" x 11' 3" (3.44m x 3.43m)



BEDROOM (2):
10' 3" x 9' 5" (3.12m x 2.87m)
Measurements taken to widest points.



BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with centre mount mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Karndean flooring.



OUTSIDE

Allocated car parking space. Communal entrance hall.

TENURE:

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £826.50

SERVICE CHARGE:

A service charge of £317.79 half yearly (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Knockmore Road turn onto Brokerstown Road. Turn right onto Ayrshire Drive. Continue to the end of the road and turn right onto Ayrshire Road. Number 47 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Apartment 3, 47 Ayrshire Road

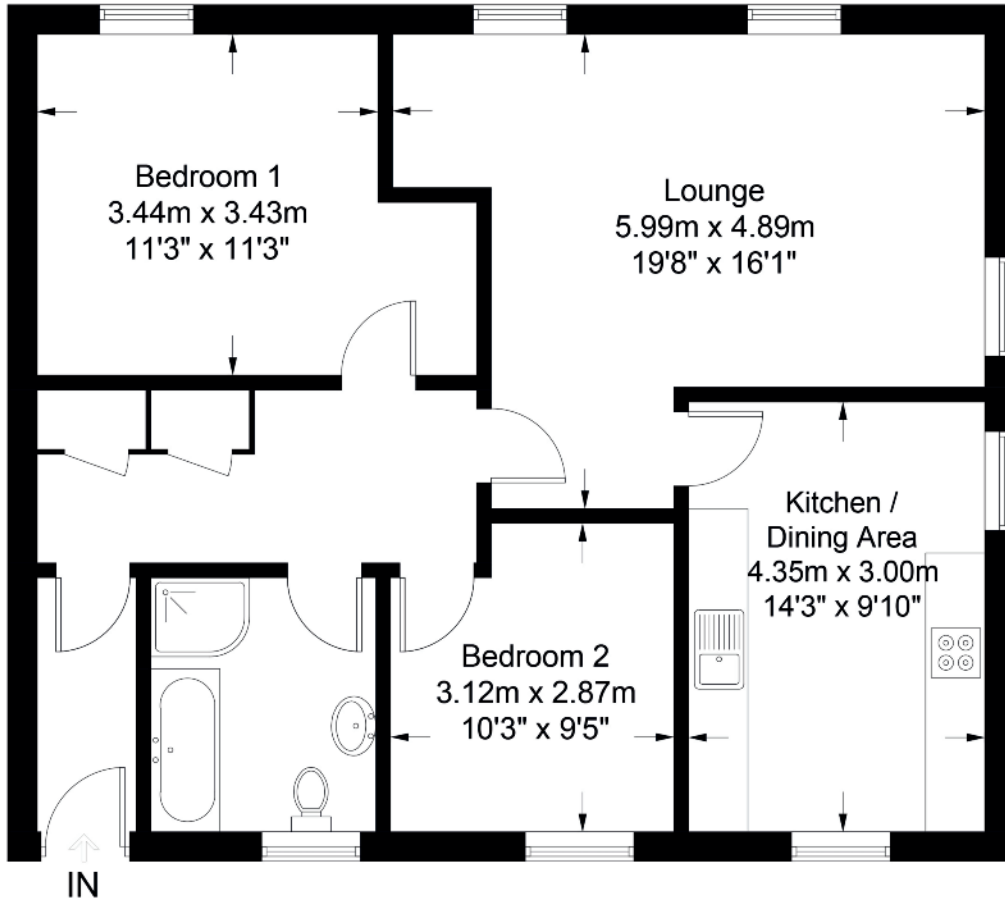
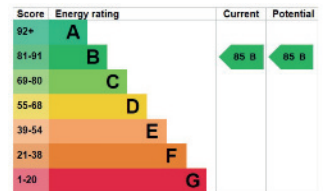


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1103772)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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