



## Apt 61 Park Royal, 841f Lisburn Road, Belfast, BT9 7GY

**Price Guide £170,000**

Located in this popular development just off the Lisburn Road, this bright and spacious apartment is an ideal buy for an investor or first time buyer wanting to get onto the property ladder. On the 3rd floor, the accommodation comprises two excellent bedrooms (master with en-suite shower room) spacious open plan living / dining / kitchen and main bathroom suite. Externally there is a secure car parking space. Gas fired central heating and PVC double glazing are further benefits. Within walking distance to the many shops and restaurants located on the Lisburn Road and also offering easy access to many transport links, this apartment will suit a range of purchasers and early viewing is recommended.

- Well Presented Third Floor Apartment
- Modern White Bathroom Suite
- Kitchen With Range Of Integrated Appliances
- Allocated Car Parking Space
- Two Double Bedrooms / Master Bedroom With En-suite
- Spacious Open Plan Living / Dining / Kitchen
- Gas Fired Central Heating / PVC Double Glazing
- Popular Development Close To The Shops, Cafes & Restaurants Of The Lisburn Road

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		EU Directive 2002/91/EC	

## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### COMMUNAL ENTRANCE

Lift and stairs access to all levels.

### ON THE THIRD FLOOR

#### APARTMENT 61

Hardwood front door.

#### ENTRANCE HALL

Excellent storage off.

**KITCHEN / LIVING / DINING 23'3" x 19'0" at widest points (7.1 x 5.8 at widest points)**



Modern range of high and low level units, integrated appliances to include fridge / freezer, oven, 4 ring hob & stainless steel extractor fan, ceramic tiled floor, plumbed for washing machine, stainless steel sink unit with drainer.



**BEDROOM ONE 13'9" x 11'5" (4.2 x 3.5)**



#### ENSUITE SHOWER ROOM

Enclosed shower, pedestal wash hand basin, low flush W.C.

**BEDROOM TWO 14'1" x 11'5" (4.3 x 3.5)**



## BATHROOM



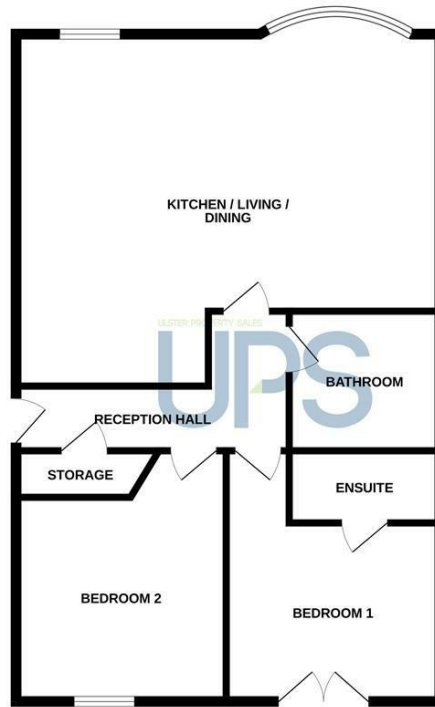
Low flush W.C, pedestal wash hand basin,  
panel bath with shower over.

## OUTSIDE

Allocated car parking space.

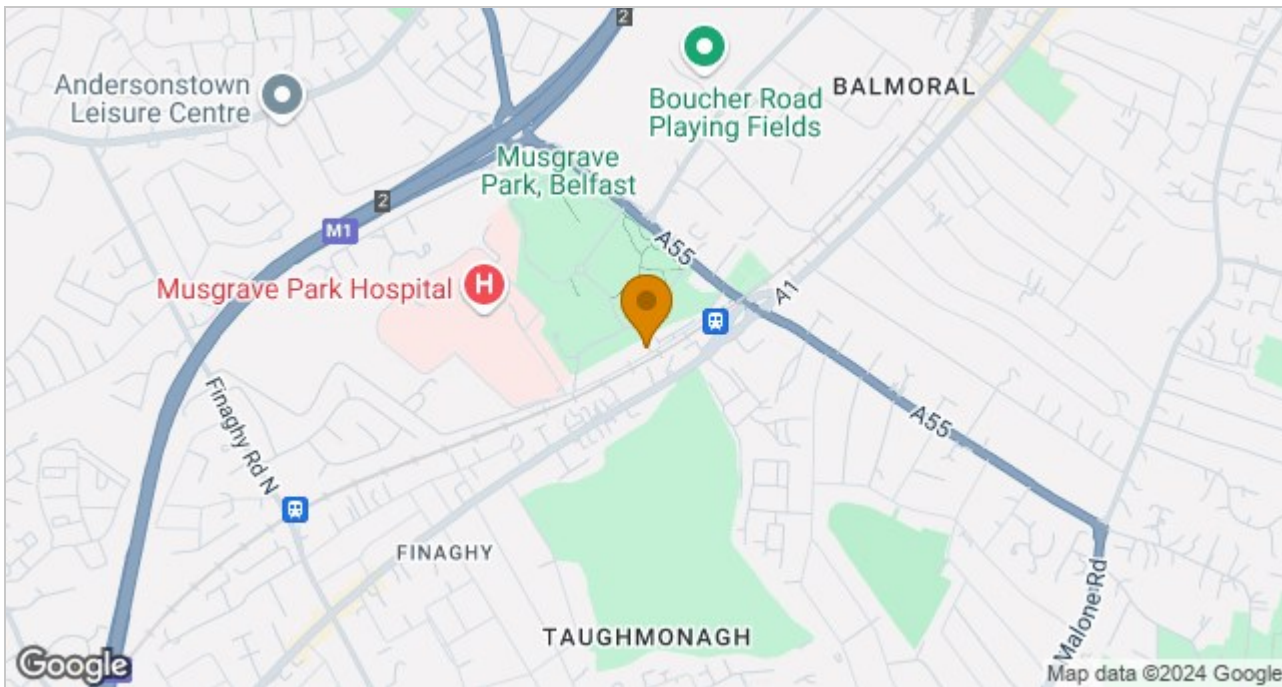
## Floor Plan

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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