



NICHOLAS
RESIDENTIAL



Apt 6 15 Ballantine Square

Lisburn BT27 5FU

Asking price £215,000

Welcome to Apt 6, 15 Ballantine Square!

A beautiful chain free penthouse apartment located within the highly sought after Ballantine development in Lisburn. Ballantine is perfectly situated on the periphery of Lisburn and is convenient to the city centre, various motorway networks connecting Belfast city centre and further afield, with Sprucefield Shopping Centre a short drive away. This unique apartment built in 2020 is sure to attract a wide range of buyers and is presented in move in condition.

Internally the property briefly comprises a communal entrance hall/stairway with lift access, an entrance porch with built in storage cupboard leading to the hallway, a fully fitted kitchen with built in appliances open plan to the bright & spacious living/dining area with Juliet balcony, master bedroom with en-suite shower room, additional double bedroom and a separate stunning three piece bathroom suite.

The property also benefits from gas-fired central heating, high EPC rating, allocated & visitor parking and a communal storage room ideal for storing bikes/golf clubs.

Externally there are communal garden areas for residents to enjoy which are maintained to a high standard.

Rates for the property: £1,131 per year.

- Beautiful chain free penthouse apartment built in 2020
- Communal hallway with lift access
- Entrance porch with built in storage cupboard leading to hallway
- Fully fitted kitchen with built in appliances
- Kitchen open plan to bright & spacious living area with Juliet balcony
- Master bedroom with en-suite shower room
- Second generous double bedroom
- Luxury white three piece bathroom suite
- Gas fired central heating & high EPC rating
- Resident & visitor parking area and communal garden areas to enjoy

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (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  | |



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.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>