



NICHOLAS  
RESIDENTIAL



## 54 Glenmore House Lisburn BT27 4QT Asking price £174,950

Glenmore House, originally called Lambeg House, has been transformed into 18 luxury apartments, while maintaining many of its original features. This gated development is located close to Lambeg train station, Lady Dixon Park, Wallace Park as well as being convenient to both Belfast and Lisburn.

This spacious apartment has been finished to a very high standard and comprises a modern fitted kitchen with built in appliances open plan to living/dining area, two generous double bedrooms and a modern four piece bathroom suite. Further benefits include gas underfloor heating & high EPC.

There is ample parking available and a communal BBQ/garden area. This property will suit investors or owner occupiers alike.

Rates for the property: £913.50 per year  
730 square foot approx

- Superb chain free second floor apartment retaining many original features
- Immaculately kept gated development in the renovated 18th Century Glenmore House
- Open Plan living/dining area
- Modern kitchen with a range of integrated appliances
- Bathroom with separate shower
- Two well-proportioned double bedrooms
- Gas underfloor heating
- Communal dual electric car charging points available to residents
- Management fees approx. £1100 per annum
- Rates £913 per annum

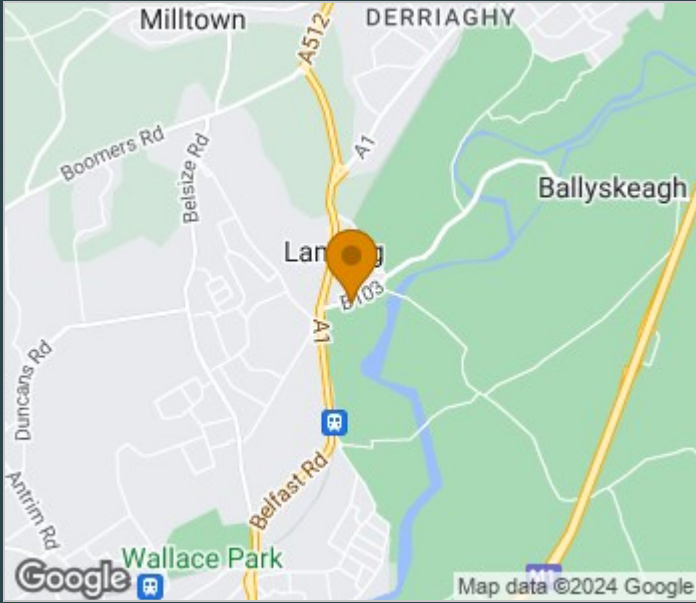
### Viewing

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




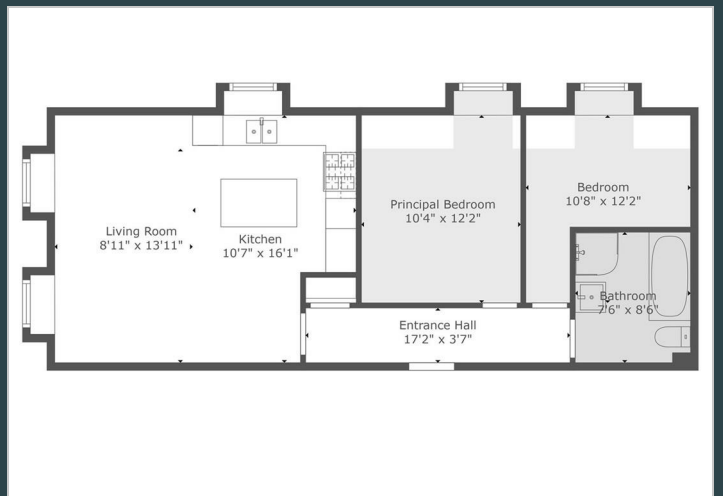
## Area Map

## Energy Efficiency Graph



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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.

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