



Set in a quiet location off the Malone Road this spacious, ground floor apartment offers deceptive accommodation with two good double bedrooms, generous lounge open plan to dining room and modern fitted kitchen. It has south facing communal gardens adjacent to the apartment and a storage cupboard.

The location continues to be an area of high demand due to the proximity of a wide range of amenities including the bars and restaurants found on the Lisburn, Malone and Stranmillis Roads, City Hospital and Queen's University Belfast as well as access to the city centre.

The property is further enhanced by double glazing, electric heating, resident parking one allocated space and communal gardens.

With so much to offer in a desirable and convenient location we encourage your earliest appointment so not to miss out.

Offers Over  
£247,500

3 Cleaver Court,  
BELFAST,  
BT9 5LX

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Viewing by  
appointment  
through agent  
028 9066 3030





- Spacious, Two Bedroom Ground Floor Apartment with South Facing Side Communal Gardens Adjacent to the Apartment
- Entrance Porch and Hall with Storage Cupboards
- Good Sized Lounge with Dining Area and Access to Garden
- Modern Fitted Kitchen
- Two Excellent Bedrooms, with Storage
- Modern Bathroom
- Electric Heating / Hard Wood Double Glazing
- Resident and Visitor Parking, Outside Store
- Popular Residential Location Close to Local Amenities including Belfast City Hospital, Queen's University Belfast & Bus Route to the City Centre

The Property Comprises:

Ground Floor

Hardwood front door to . . .

ENTRANCE PORCH: Ceramic tiled floor. Hardwood door and glazing to . . .

ENTRANCE HALL: Twin cupboards.



LOUNGE: 19' 0" x 14' 10" (5.79m x 4.52m) (at widest points). Fireplace with cast iron inset and granite hearth, cornice ceiling, sliding door to paved patio.





MODERN FITTED KITCHEN: 9' 8" x 8' 8" (2.95m x 2.64m) (at widest points). Range of high and low level units, work surfaces, single drainer sink unit, integrated oven and hob with extractor fan above, space for fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor.



BEDROOM (1): 15' 0" x 13' 0" (4.57m x 3.96m) Range of built-in robes, door to patio.



BEDROOM (2): 11' 11" x 9' 8" (3.63m x 2.95m) (at widest points). Range of built-in robes, cornice ceiling.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower cubicle with electric shower, part tiled walls, extractor fan, low voltage spotlights.



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

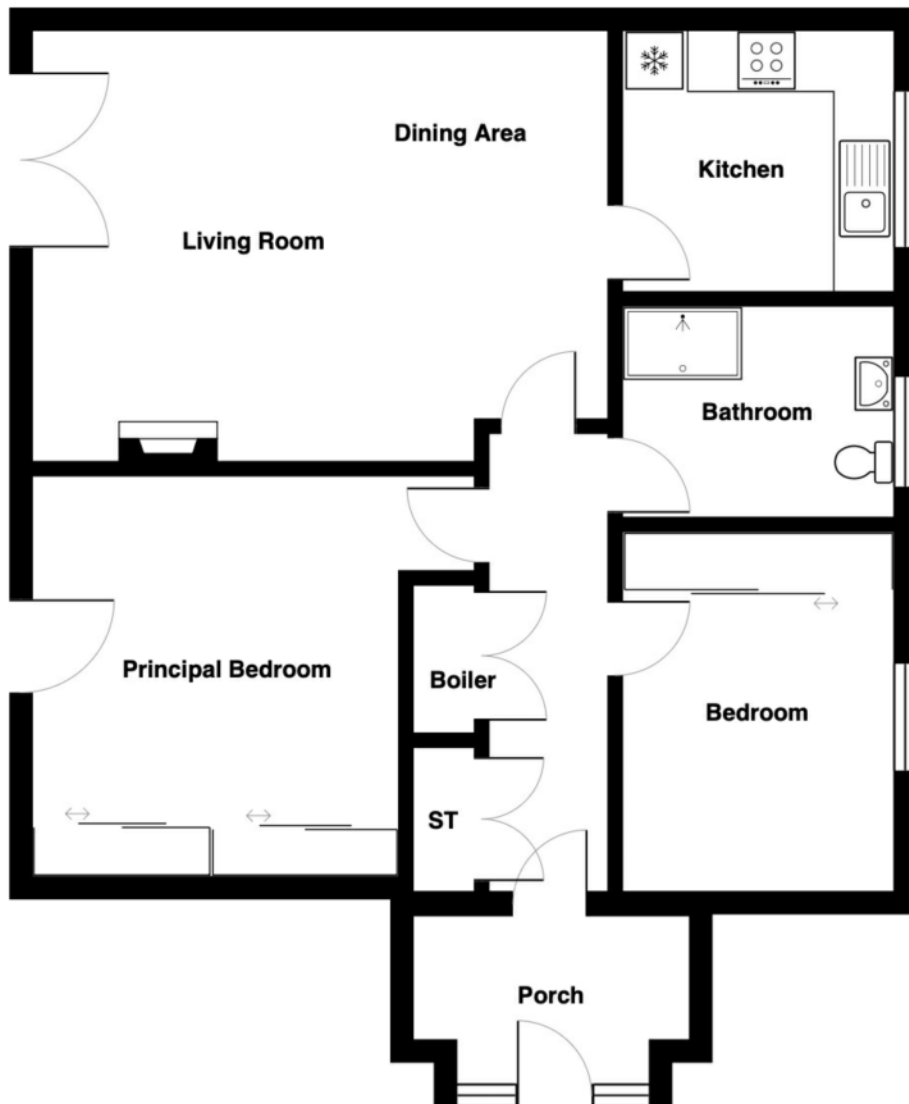


## Outside

South facing communal paved sun terrace, adjacent to the apartment. One allocated car parking space.

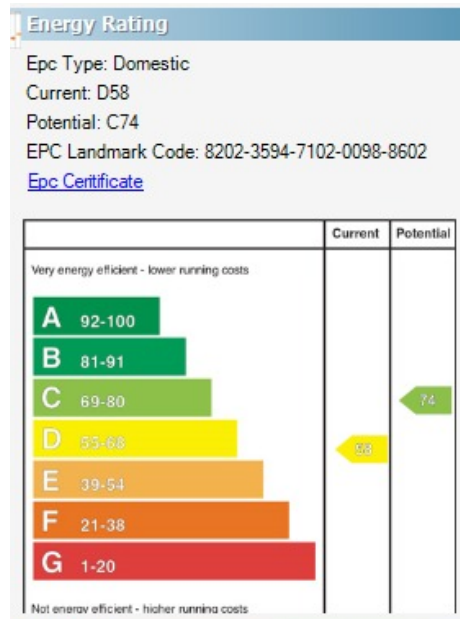






Total Area: 80.5 m<sup>2</sup> ... 867 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Management company

Charterhouse.

Service Charge

£65 per month service charge, £250 per annum building insurance.

Location:

Leaving the city centre on the Malone Road take the fifth left after the BP garage into Cleaver Park, Cleaver Court is then shortly on your left.

Lisburn Road - 028 90 66 3030  
 Ballyhackamore - 028 90 65 0000  
 Lisburn - 028 92 66 1700  
 North Down - 028 90 42 4747  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

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