



62 LISBURN SQUARE, LISBURN, BT28 1TS

- A Most Outstanding And Exceptionally Well Presented Second Floor Apartment Situated Within The Heart Of Lisburn City Centre
- Entrance Hall With Panelled Entrance Door And Tiled Floor Plus Utility Store And Cloakroom
- Spacious Lounge With Video Telephone Entry System For Main Communal Entrance Door
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With En Suite)
- Luxury Bathroom With White Suite Including Shower Enclosure With Thermostatic Shower
- Communal Entrance Hall With Panelled Entrance Door

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF: DL270824SR

- Lift Service Giving Access To All Floors
- Allocated Car Parking Space Within Secure Underground Car Parking Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

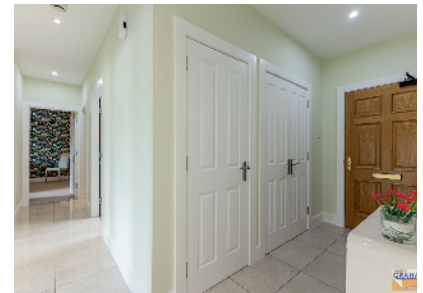
ENTRANCE HALL:

Panelled entrance door. Tiled floor. Cloakroom. Utility store plumbed for washing machine and with gas fired boiler.

LOUNGE:

17' 10" x 14' 10" (5.43m x 4.51m)

Recessed spotlights. Video telephone entry system for main communal entrance door.



LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

12' 7" x 9' 7" (3.83m x 2.92m)

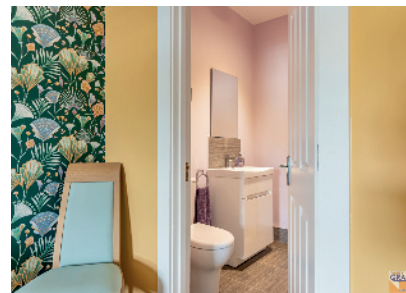
Range of high and low level units. Quartz effect round edge work surfaces. Integrated Siemens hob. Integrated Siemens steam oven. Integrated Siemens oven/microwave. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel canopy. Bowl and a half Blanco stainless steel sink unit with Quartz effect single drainer. Quooker tap. Wood effect tiled floor. Recessed spotlights. Roof window.



BEDROOM (1):
18' 4" x 11' 5" (5.60m x 3.47m)

EN SUITE:

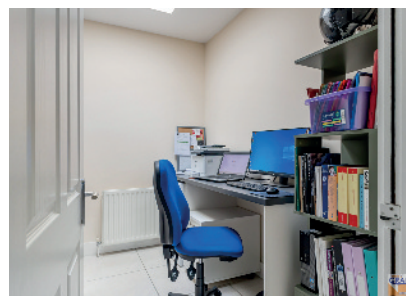
Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Tiled floor.



BEDROOM (2):
14' 10" x 9' 9" (4.51m x 2.97m)

BEDROOM (3)/STUDY:
9' 1" x 7' 1" (2.76m x 2.15m)

Work surface. Built in shelving. Tiled floor. Roof window.



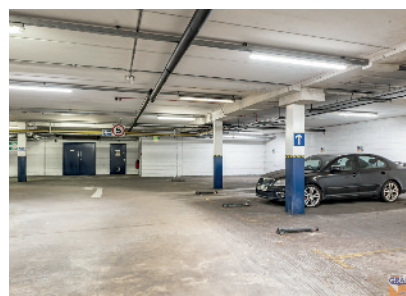
LUXURY BATHROOM:

White suite. Panelled bath with centre mount mixer tap and shower attachment. Shower enclosure with thermostatic shower and drencher head. Vanity unit with large wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Communal entrance hall with panelled entrance door. Lift service giving access to all floors. Allocated car parking space within secure underground car parking area.



DIRECTIONS

Lisburn Square is located in the heart of Lisburn City Centre. The main communal door to Number 62 is on Market Place opposite Mazda car dealership.



TENURE:

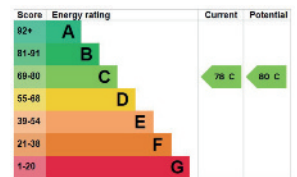
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,261.50

SERVICE CHARGE:

A service charge of £808.63 per quarter (1st May 2024-31st July 2024) is payable to cover maintenance to communal areas and lift and to include car parking, we recommend the purchaser and their solicitor confirm the cost and inclusions.



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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