



## **55 BADGERS LANE, LISBURN, BT28 2ZH**

- A Most Impressive And Well Presented Second Floor Apartment Enjoying An Excellent Position With Private Aspect Overlooking Open Parkland And Mature Trees
- Spacious Lounge/Dining Area With Westerly Facing Balcony And Private Outlook Over Parkland
- Open Plan Luxury Fitted Kitchen With Range Of Integrated Appliances And Balconette
- Two Bedrooms With Built In Robes And Oak Laminated Timber Floors
- Luxury Shower Room With Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Gas Fired Central Heating System / Excellent Energy Efficiency Rating Of B82 For Low Running Costs
- PVC Double Glazed Windows And Balcony Doors

**PRICE: OFFERS IN THE REGION OF £124,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B82**

**REF: DL290824HG**

- Viewing Is Essential To Appreciate Fully This Superb Apartment And Prime Location

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Oak laminated timber floor. Built in cupboard with Worcester gas fired Boiler.

### LOUNGE/ DINING AREA:

6.15m (20'2") x 4.61m (15'1")

Measurement taken to widest points. Oak laminated timber floor. PVC double glazed door to balcony with westerly aspect overlooking parkland. Open plan to Kitchen.



### LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES:

3.64m (11'11") x 2.85m (9'4")

Range of high and low level units. Granite effect work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Hotpoint oven and ceramic hob. Extractor hood in stainless steel and glass canopy. Integrated fridge and freezer. New Integrated washing machine fitted December 2023. Oak laminated timber floor. Part tiled walls. PVC double glazed door to balconette.



### **BEDROOM (1):**

**4.14m (13'7") x 2.88m (9'5")**

Oak laminated timber floor. Built in robe with sliding mirror doors.



### **BEDROOM (2):**

**3.08m (10'1") x 3.00m (9'10")**

Oak laminated timber floor. Built in robe.



### **LUXURY SHOWER ROOM:**

Quadrant shower cubicle. Semi pedestal wash hand basin. Close couple low flush wc. Tiled floor. Part tiled walls Chrome finish heated towel rail.

### **TENURE:**

We have been advised this property is leasehold and the annual ground rent is £125, we recommend the purchaser and their solicitor verify the details.



### **RATES PAYABLE:**

For period 2024 to 2025 £783.00

### **SERVICE CHARGE:**

A service charge of £120 approx. per month (at present) is payable to cover cleaning and maintenance of communal areas and building insurance. We recommend the purchaser and their solicitor verify the amount and inclusions.



### **DIRECTIONS**

From Ballinderry Road turn into Woodbrook Avenue, turn right into Badgers Lane and then left into car park, number 55 is the first entrance lobby on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

## 55 Badgers Lane, Lisburn

Approximate Gross Internal Area = 69.6 sq m / 749 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID360731)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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