

**RODGERS
&
BROWNE**

Apt 1, 7 Broomhill Lane
Off Hillside Park, Malone, BT9 5LB

offers over £450,000



The Owner's Perspective...

"I have found this property to be incredibly special blending leading design with modern functionality, in a beautiful setting within the thriving and welcoming community of South Belfast.

Easy access to the heart of the city, the Lisburn Road, its excellent restaurants, shopping, and local artisan suppliers has enabled me to enjoy the best that Belfast has to offer. The location gives me an easy commute to the City and International Airport for work with excellent road links for Dublin and the North Coast, while always being able to return to a haven with beautiful parkland and nature with Lagan Meadows and Barnett demesne providing perfect downtime.

"It has been lovely to live at Broomhill Lane"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room open to luxury kitchen



Feature fireplace



Entrance hall

The facts you need to know...

Stunning example of a Georgian style apartment building designed by the Award winning Architect Des Ewing and constructed only 15 years ago

Ground floor apartment extending to c. 1,540 sq ft (including courtyard but excluding patio) and benefitting from flexible accommodation depending on individual needs

Drawing room with feature gas fire opening to a luxury Siematic kitchen incorporating a stainless steel Viking Range and fridge freezer

Three bedrooms or two bedrooms and additional living room

9ft 9in ceiling heights throughout

Main bedroom with luxury wet room

Luxury main bathroom

Hardwood double glazed sliding sash windows

Underfloor gas central heating system

Wired Lyric music system in Main Bedroom & Living room with Bose cinema system within the Drawing room

Private enclosed courtyard plus additional private patio accessed off the kitchen

Two private allocated parking spaces

Set behind electric gates

Ideally located for ease of access to Malone and Lisburn Road and the City Centre

Fibre broadband installed within the apartment

An ideal lock and leave



Luxury kitchen



Casual dining

The property comprises...

GROUND FLOOR

Solid panelled door with side lights and fanlight, leading to:

COMMUNAL ENTRANCE HALL

Solid door to:

APARTMENT ONE

PRIVATE SPACIOUS ENTRANCE HALL

Ceramic tiled floor, cornice ceiling, low voltage lighting, double doors to Hotpress, with open hanging and shelving, hot water tank.

DRAWING ROOM OPENING TO LUXURY KITCHEN

31' 4" x 16' 8" (at widest points)(9.55m x 5.08m)

Stunning Siematic handcrafted kitchen in a shaker style, deep granite worktops including central island, inset sink unit with mixer tap, waste disposal, breakfast bar area, integrated Bosch dishwasher, Zanussi washer dryer, feature Viking stainless steel Range with six ring gas top and large single oven, concealed extractor above, oversized Viking fridge freezer, concealed gas boiler, French doors to private patio area, cornice ceiling, intercom phone to front door, fireplace in the drawing room, painted wooded surround with cast iron inset gas fire, slate hearth, ceramic tiled floor.

LUXURY BATHROOM

8' 7" x 7' 0" (2.62m x 2.13m)

Luxury suite comprising of deep fill Laufen bath, mixer tap and telephone shower, glazed shower enclosure, thermostatically controlled shower unit, telephone shower and over drencher, contemporary Flaminia deep rice bowl sink unit with wall mounted taps, low flush wc, ceramic tiled floor, part tiled walls, chrome heated towel radiator.



Main bedroom

MAIN BEDROOM

16' 8" x 14' 9" (5.08m x 4.5m)
Cornice ceiling.

LUXURY ENSUITE

7' 10" x 5' 6" (2.39m x 1.68m)
Wet room with thermostatically controlled shower units telephone shower and over drencher, pebbled shower tray, Jika wall mounted toilet with Geribet concealed cistern, Jika wall mounted sink unit with mixer tap and cabinets below, wall mounted mirror with concealed cabinet, ceramic tiled floor, part tiled walls, chrome towel radiator.

BEDROOM (2)

16' 9" x 12' 10" (5.10m x 3.9m)

LIVING ROOM/BEDROOM (3)

12' 9" x 10' 3" (3.89m x 3.12m)
Double glazed doors to private enclosed courtyard.

PRIVATE FULLY ENCLOSED COURTYARD

16' 10" x 9' 7" (5.13m x 2.92m)
Flagged.

Outside

The property benefits from both the enclosed courtyard gardens and an additional private patio, accessed from the kitchen. Additionally there are communal gardens maintained by the Management Company.

The apartment also comes with two private parking spaces.



Luxury ensuite shower room



Bedroom two



Luxury bathroom

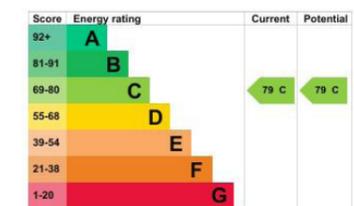


Living room/bedroom three

THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?	X		
Is there an annual service charge?	X		
Any lease restrictions (no AirBnB etc) ?		X	
On site parking?	X		
Is the property 'listed'?		X	
Is it in a conservation area?		X	
Is there a Tree Preservation Order?		X	
Have there been any structural alterations?		X	
Has an EWS1 Form been completed?		X	
Are there any existing planning applications?		X	
Is the property of standard construction?	X		
Is the property timber framed?		X	
Is the property connected to mains drains?	X		
Are contributions required towards maintenance?	X		
Any flooding issues?		X	
Any mining or quarrying nearby?		X	
Any restrictive covenants in Title?	X		

ENERGY EFFICIENCY RATING (EPC)



From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000. Please contact your own legal adviser with any queries.

TENURE: Leasehold

MANAGEMENT FEES: £2,681.76

RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £2,779.20

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Stranmillis Road passing the Ulster Independent Clinic from left into the second entrance of Broomhill Park, first left into Hillside Drive, first right into Hillside Park, first right and Broomhill Lane will be straight ahead.



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&
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