



# FLAT 2 HOLYROOD MANOR

Belfast, BT9 5DA

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*Offers around* **£279,950**



GROUND FLOOR APARTMENT | 2  | 2  | 1 

We are delighted to bring to the market this immaculately presented ground floor apartment in a popular and convenient location off Malone Road in South Belfast.

## KEY FEATURES

- Within Walking Distance to Lisburn Road and Stranmillis with their Range of Shops, Restaurants and Boutiques
- Bright and Spacious Accommodation Throughout
- Two Double Bedrooms with Main Bedroom Incorporating En Suite Shower Room
- Fully Fitted Contemporary Kitchen with Range of Built-In Appliances, Open to Large Living/Dining Area
- Family Bathroom with Modern White Suite
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Private Balcony with Excellent Privacy Ideal for Outdoor Entertaining
- One Allocated Parking Space
- Ideally Suited to the Young Professional, Downsizer or Investor Alike
- Management Fee Approx £1200 Per Annum
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Ground Floor*

- Communal Entrance
- Front Door
- Reception Porch
- Reception Hall
- Kitchen Open Plan to Living and Dining Space 26'3" x 15'3"
- Family Bathroom
- Bedroom One 15'11" x 11'8"
- En Suite Shower Room
- Bedroom Two 13'9" x 11'5"

### *Outside*

- Private Enclosed Balcony
- Rear Communal Gardens
- Allocated Parking Space



## DIRECTIONS

*Travelling along the Malone Road in the direction of Belfast City Centre, turn right onto Holyrood. Holyrood Manor is at the bottom of the lane. Flat 2 is on the ground floor on the right hand side.*



## THE LOCAL AREA

*South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	77	77
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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