TEMPLETON ROBINSON

Nestled just off Marlborough Park South this ground floor apartment offers an unbeatable location within walking distance of the vibrant Lisburn Road renowned for its array of shops, cafes and amenities. Belfast City Centre is also easily accessible making this property perfectly situated for both convenience and lifestyle.

The apartment boasts a well-designed layout including two generous sized bedrooms, the principal with ensuite, a welcoming living room with cosy fireplace and a separate kitchen with casual dining area. The property also benefits from well-maintained communal gardens and private allocated car parking space ensures hassle free parking for residents.

This delightful apartment is likely to attract interest from downsizers seeking comfort and convenience as well as young professionals looking for a modern and well located home.

Arrange a viewing today to appreciate everything this exceptional home has to offer.

Offers Over £249,950

Apt 3 Marlborough Manor,
48 Marlborough Park South,
BELFAST,
BT9 6HS

Viewing by appointment through agent
028 9066 3030

- Well-maintained ground floor apartment
- Two well-proportioned bedrooms, Principal with ensuite shower room
- Living room with feature fireplace
- Kitchen with casual dining area
- Bathroom with white suite
- Gas fired central heating/uPVC double glazed window frames
- Allocated resident car parking space
- Communal gardens
- Extremely popular and convenient location just off the Lisburn Road

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE TO APARTMENT
BLOCK:

APARTMENT NO. 3: Front door to:

RECEPTION HALL: Laminate wooden floor, built-
in storage cupboard. Additional built-in storage
cupboard.

KITCHEN/DINING AREA: 17' 8" x 9' 0" (5.38m x
2.74m) Range of high and low level units,
laminate work surfaces, built-in oven, four ring
ceramic hob, extractor fan above, integrated
fridge and freezer, integrated washing machine,
stainless steel single drainer sink and a half sink
unit, mixer taps, ceramic tiled floor, part tiled
walls, concealed light. Integrated Bosh
dishwasher. Open to casual dining area. Mature
outlook over communal gardens. Built-in Vaillant
gas fired boiler, low voltage spotlights.

LIVING ROOM: 13' 7" x 12' 7" (4.14m x 3.84m)
Timber surround fireplace with gas coal effect
fire, tiled hearth, mature outlook. Cornice ceiling.

BEDROOM (1): 11' 1" x 10' 0" (3.38m x 3.05m)

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, built-in shower cubicle with PVC panelled splashback, chrome shower unit, fully tiled walls, ceramic tiled floor, extractor fan.
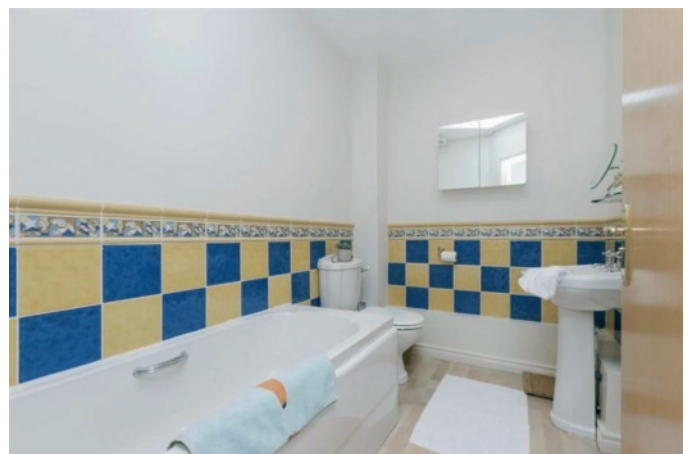
BEDROOM (2): 11' 7" x 8' 9" (3.53m x 2.67m) Laminate wooden floor.

BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, built-in Aqua Stream shower unit, part tiled walls, low voltage spotlights, extractor fan.

Outside

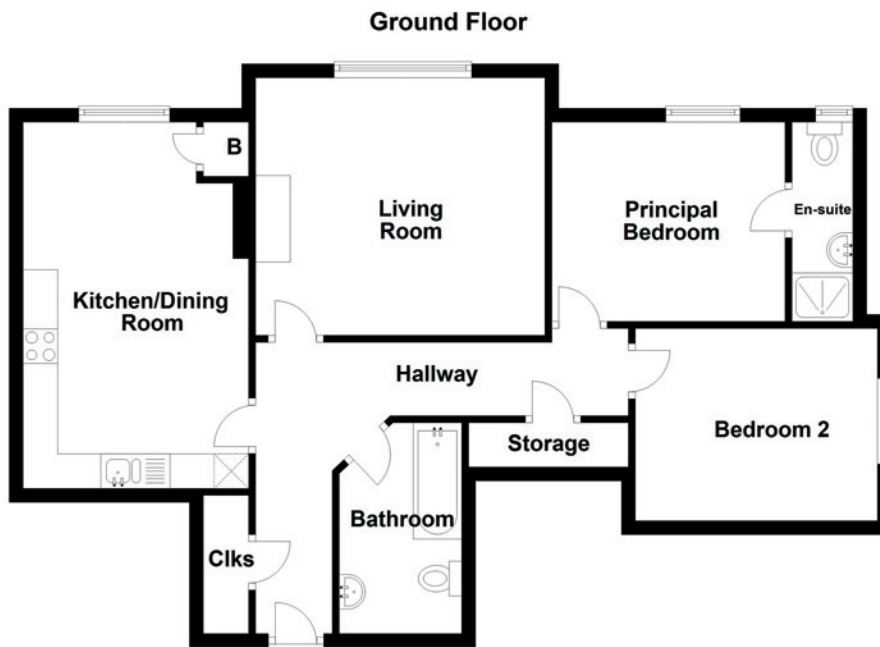Residents and visitor car parking spaces, communal gardens laid in lawns with mature shrubs and plants.

Location:

Heading out of town on the Lisburn Road, turn left into Marlborough Park and take the left into Marlborough Park South and Marlborough Manor is on the left hand side.
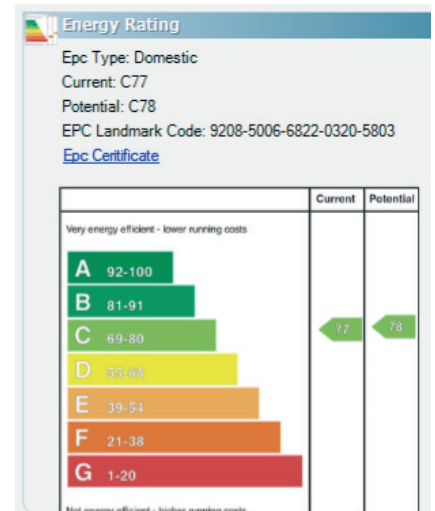
Management company

FLAT MANAGEMENT SERVICES: Management Fees: £1,320 per annum.

Ground Floor

B

Living Room

Principal Bedroom

En-suite

Kitchen/Dining Room

Hallway

Bedroom 2

Storage

Bathroom

Clks

Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

Apt 3, Marlborough Manor, Belfast

Energy Rating

Epc Type: Domestic
Current: C77
Potential: C78
EPC Landmark Code: 9208-5006-6822-0320-5803
Epc Certificate

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	77	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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Ballyhackamore - 028 90 65 0000
Lisburn   - 028 92 66 1700
North Down   - 028 90 42 4747
www.templetonrobinson.com

The Property Ombudsman