

simon**BRIEN**  
RESIDENTIAL

Apt 9, 81 Osborne Park,  
Malone, Belfast, BT9 6JQ



Offers Over £385,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Stylish Third Floor Penthouse Apartment In Smart Malone Development Within Walking Distance To The Lisburn Road
- Bright Well-Proportioned Accommodation, High Specification And Tasteful Presentation Throughout
- Spacious Entrance Hall
- Luxury Fitted Kitchen With Full Range Of Quality Fitted Appliances & Island Open Plan To Living & Dining Areas
- Three Double Bedrooms
- Two Ensuites & Bathroom
- Gas Heating
- uPVC Double Glazed Windows
- Lift Access
- Large Floored Attic Area
- Private Secure Allocated Parking & Landscaped Areas In Gated Development
- Popular And Convenient Location Within Walking Distance Of The Lisburn Road, Minutes From The City Centre & Main Transport Routes

## SUMMARY

We are delighted to offer for sale one of the penthouse apartments in this exclusive development beautifully located in the mature and leafy setting of Osborne Park which runs between the Malone and Lisburn Roads in South Belfast and is within walking distance of all local amenities within the area.

The beautifully presented and well laid out accommodation is of excellent proportions and provides a layout of three double bedrooms, two with ensuite shower rooms, main bathroom, and contemporary kitchen with range of appliances open to spacious living/dining areas.

This is an excellent opportunity to purchase a high quality and easily maintained apartment and is likely to be of interest to the professional or downsizer in today's market.

Viewing is by private appointment through our Lisburn Road Office on 02890 66888.



### ACCOMMODATION

#### GROUND FLOOR

##### COMMUNAL ENTRANCE:

Lift/Stairs to 3rd Floor.

#### THIRD FLOOR

##### ENTRANCE:

Hardwood door to:

##### ENTRANCE PORCH:

Inner door to:

##### ENTRANCE HALL:

Access to floored roof space via ladder.

##### KITCHEN / LIVING / DINING AREA:

23' 4" x 19' 2" (7.11m x 5.84m)

In the Kitchen Area – Excellent range of high and low level units. Central island unit. Inset sink. 4 ring gas hob. Electric oven. Integrated fridge/freezer, dishwasher and washing machine. Wooden floor.

In the Living/Dining Area – Attractive Sandstone fireplace with gas fire. Oak flooring. Double doors to Juliette balcony. Feature vaulted ceiling.



**BEDROOM (1):**  
15' 3" x 14' 5" (4.65m x 4.39m)

**ENSUITE SHOWER ROOM:**  
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.

**BEDROOM (2):**  
15' 4" x 14' 6" (4.67m x 4.42m)

**ENSUITE SHOWER ROOM:**  
Fully tiled shower enclosure. Low flush WC. Pedestal wash hand basin.





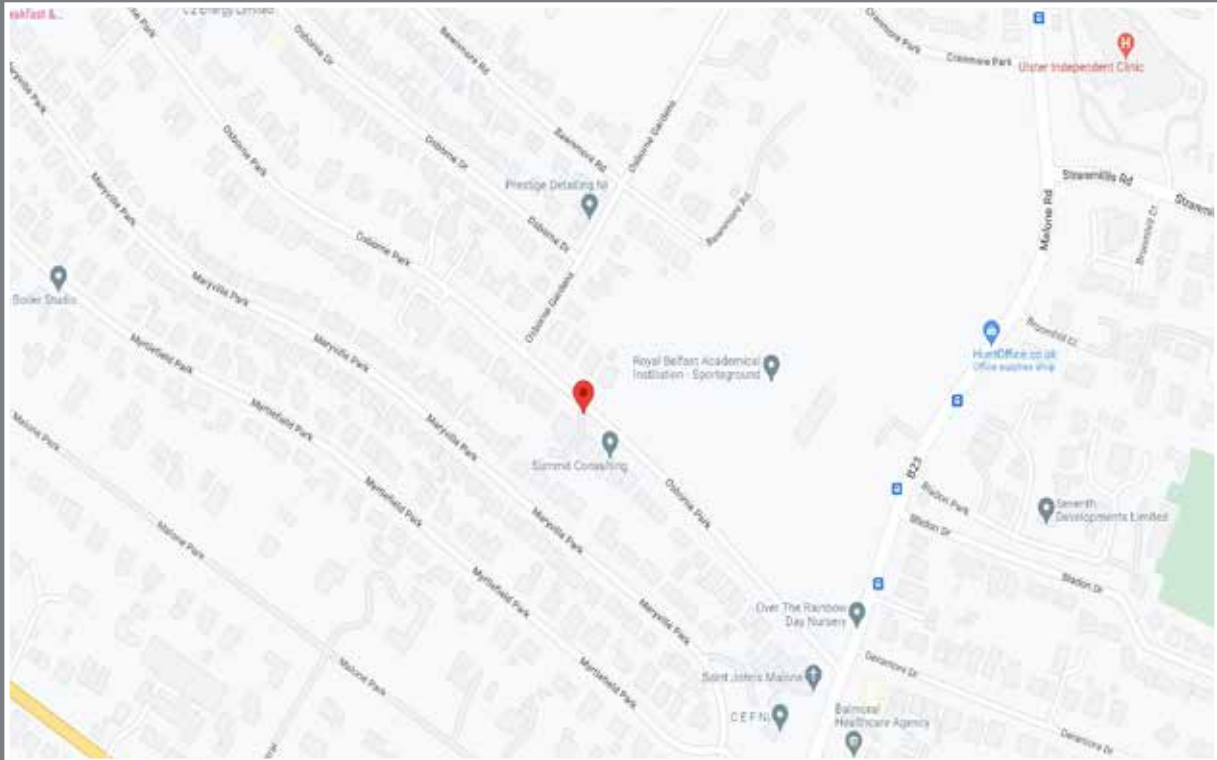
**BEDROOM (3):**  
10' 7" x 10' 0" (3.23m x 3.05m)

**BATHROOM:**  
White suite comprising panelled bath with mixer taps and telephone hand shower. Low flush WC. Pedestal wash hand basin.

**OUTSIDE**  
One allocated parking space.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/J/22/SO



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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