



A recently renovated duplex apartment in Marlborough Park South, Malone. The apartment is walking distance of the Lisburn Road and all the amenities it has to offer. The apartment is finished to a high level of specification throughout and careful thought has been given to the layout and presentation.

The property comprises; entrance hall with cloakroom/wc, spacious lounge with bay window and feature fireplace. There is a delightful open plan living/dining area and modern fitted kitchen with range of integrated appliances. On the lower level there are two good sized bedrooms, one with ensuite and a garden room to enjoy on sunnier days and a study/home office and main shower room.

Ready for any new buyer to move in this convenient apartment offers the opportunity to just move in and enjoy.

Offers Over
£295,000

50C Marlborough Park
South,
Malone,
Belfast, BT9 6HS

Viewing by
appointment
through agent
028 9066 3030



- Recently Refurbished Duplex Apartment with Delightful Glass Roof Garden Room
- Entrance Hall with Cloakroom/wc
- Lounge with Bay Window and Feature Fireplace
- Open Plan living/ Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms, One with Ensuite Shower Room and Garden Room
- Study/Home Office
- Modern Shower Room
- Gas heating / Double Glazed Windows
- One Car Parking, 2 Visitor Spaces & Surrounding Communal Gardens
- Ideal Location Walking Distance of Lisburn Road Amenities and Into the City Centre

The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE HALL: Ceramic tiled floor. Low voltage spotlights, cornice ceiling.

CLOAKROOM/WC: Low flush wc, wash hand basin, part tiled walls, ceramic tiled floor. Low voltage spotlights, extractor fan.

LOUNGE: 19' 0" x 13' 2" (5.79m x 4.01m) (at widest points). Marble effect fireplace, plumbed for gas fire, oak floor. Cornice ceiling, bay window.



Telephone 028 9066 3030

www.templetonrobinson.com

LIVING ROOM AND DINING AREA: 16' 8" x 15' 2" (5.08m x 4.62m) (at widest points). Ceramic tiled floor, uPVC Door to faux balcony.



MODERN FITTED KITCHEN: 12' 5" x 7' 8" (3.78m x 2.34m) Range of high and low level units, work surfaces, one and a half bowl stainless steel sink unit, gas boiler. Integrated oven and hob, stainless steel extractor fan, integrated Indesit dishwasher, integrated fridge/freezer, integrated washing machine. Part tiled walls, ceramic tiled floor, glazed door to rear.



Lower Level

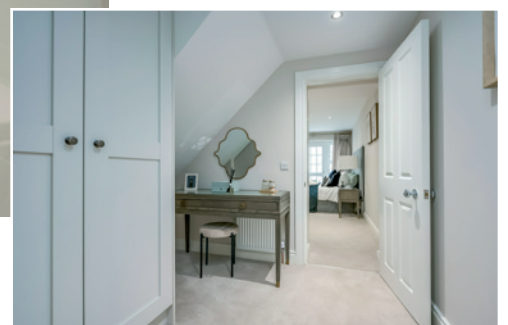
HALL:

BEDROOM (1): 18' 4" x 12' 6" (5.59m x 3.81m) (at widest points). Low voltage spotlights,



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle and drencher shower head. Part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

DRESSING ROOM: Built-in robes.



BEDROOM (2): 14' 5" x 8' 8" (4.39m x 2.64m) (at widest points). Low voltage spotlights.



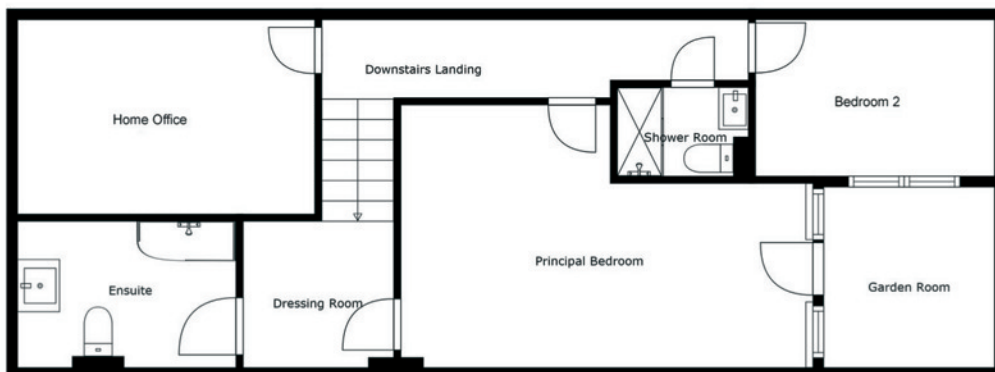
HOME OFFICE: 10' 1" x 7' 6" (3.07m x 2.29m) (At widest points). Built-in cupboards.



SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle with electric shower, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.



Floor 2



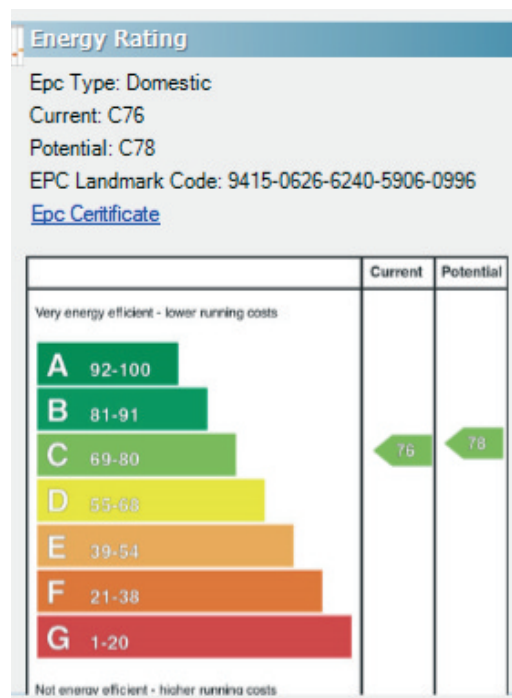
Floor 1

Sizes And Dimensions Are Approximate. Actual May Vary.

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Management company: Charterhouse.

Service Charge: £540 per annum plus additional £301.47 building insurance.



Location:

Marlborough Park South lies between the Malone Road and Lisburn Road.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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