

# For Sale

Asking Price: £225,000

SimonBrien



Apartment 6 Locksley Mews  
114 Upper Lisburn Road  
BT10 0BD

[simonbrien.com](http://simonbrien.com)



We are delighted to present this well-appointed two-bedroom, second-floor apartment finished to a high standard throughout. Located in a highly sought-after area off Upper Lisburn Road, Finaghy, this property enjoys a prime position with easy access to both Belfast City and Finaghy High Street.

The property is let for £1,100 per calendar month and is marketed with tenants insitu until January 2026. The variety of popular eateries, shops, and excellent public transport connections nearby, this apartment is perfect for those seeking convenience and modern living. The property is the ideal short-term or long-term investment, attracting commuters, with the M1 motorway and Belfast International Airport just a short drive away. Additionally, the area boasts an array of local amenities and highly regarded schools, making this also an attractive option for professionals and families alike.

This stunning apartment offers modern living in an excellent location and is certain to appeal. Contact us on 028 9066 8888 to arrange a viewing!



### Special Features & Services

- Well Appointed 2<sup>nd</sup> Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Living/Dining, open to –
- Modern Fully Fitted Kitchen with Range of Appliances
- Bathroom and Ensuite
- Gas Fired Central Heating
- Double Glazing
- Alarm Installed
- Lift Access
- Allocated Parking Space
- Service charge - £973 Per Annum
- Walking Distance of Bustling Lisburn Road with its array of pubs, cafes, restaurants and shops
- Viewing by Private Appointment

### Accommodation

#### Entrance Hall

#### Living/Dining Area

13'9" x 12' (4.2m x 3.66m):  
Engineered wood flooring. Fibre and TV socket points. Double doors leading to a Juliet balcony overlooking the bay window.

#### Kitchen

9'4" x 8'1" (2.84m x 2.46m):  
Open-plan design leading seamlessly into the living/dining area. Contemporary light-grey kitchen units with a sleek white tiled splashback. Tiled flooring. Gas combi boiler. Stainless steel sink with drainer and mixer taps. Integrated appliances, including a fridge/freezer, extractor fan, electric oven, and hob.

#### Master Bedroom

15'6" x 10'9" (4.72m x 3.28m):  
Spacious bedroom with light-grey carpeting. TV socket positioned opposite the bed. Convenient light switches at the doorway entrance and bedside.

#### Ensuite

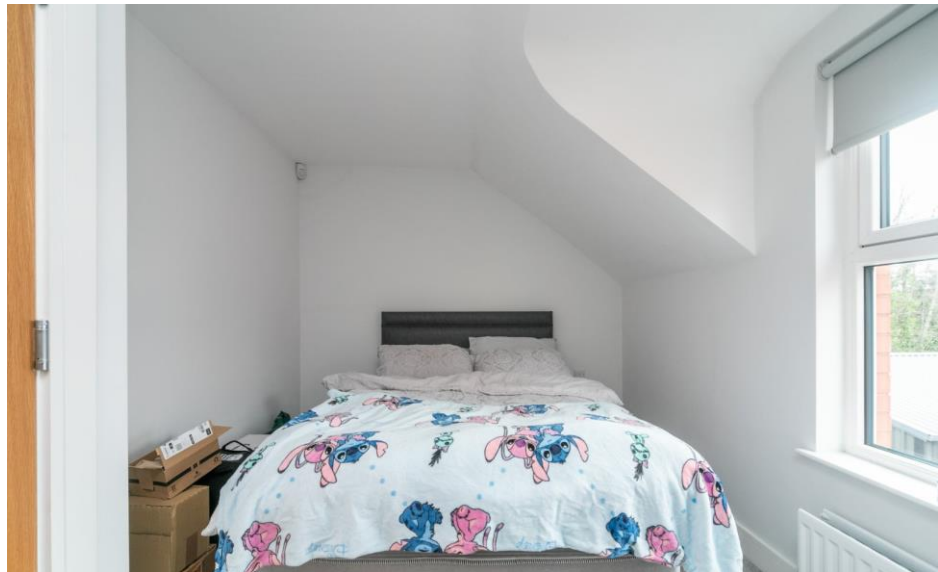
5'11" x 5'10" (1.8m x 1.78m):  
Modern tiled flooring. Corner shower cubicle with marble-effect tiles. Low-flush WC. Sink with mixer taps. Mains-heated towel rail.

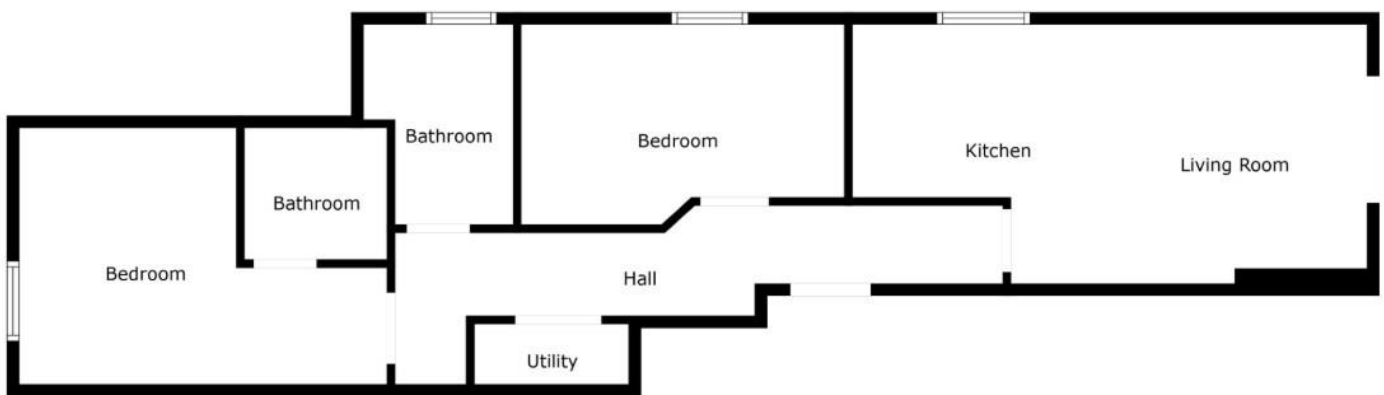
#### Bedroom 2

13'3" x 8'8" (4.04m x 2.64m):  
Light-grey carpeted flooring. TV socket positioned opposite the bed.

#### Bathroom

8'8" x 7'10" (2.64m x 2.4m):  
Tiled flooring. Corner shower cubicle with floor-to-ceiling marble-effect tiles on the right-hand wall. Low-flush WC. Sink with mixer taps. Mains-heated towel rail.



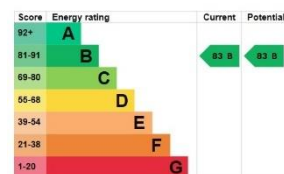


#### NEGOTIATOR

leuan Gilbert  
 Simon Brien  
 525 Lisburn Road, Belfast, County Antrim,  
 BT9 7GQ  
 T: +44 28 9066 8888  
 E: southbelfast@simonbrien.com

#### MORTGAGE ADVICE

Crawford Mulholland Financial  
 348 Lisburn Road  
 Belfast  
 BT9 6GH  
 T: 02890665544  
 E: office@crawfordmulholland.com



Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.