



Sizes And Dimensions Are Approximate. Act As May Vary



Energy Rating
 Epc Type: Domestic
 Current: C80
 Potential: C80
 EPC Landmark Code: 2533-3017-8206-4082-7200
[Epc Certificate](#)

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

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



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Just off Stockmans Lane this spacious apartment is therefore most convenient to the many amenities on the Lisburn Road as well as offering ease of access to the City Centre and motorway network.

The accommodation is beautifully presented throughout briefly comprising, generous living room open plan to dining room and modern fitted kitchen with integrated appliances, three double bedrooms (principal with en suite shower room) to compliment the contemporary shower room that has been recently fitted. Externally there are two private balconies of the living room and principal bedroom. The apartment also benefits from a communal roof terrace including covered and securely gated car parking. Furthermore the current owner has recently installed a new gas heating system, Brooks ventilation system and triple glazed windows.

Suitable to a range of buyers and sensibly priced we encourage an internal viewing at your earliest convenience.

Offers Over
£179,950

Apt 31,
 Woodlands Manor,
 59 Stockmans Way,
 BELFAST,
 BT9 7GL

Viewing by
 appointment with
 & through agent
 028 9066 3030

Apt 31 Woodlands Manor,
59 Stockmans Way,
BELFAST, BT9 7GL

Property Features

- Beautifully presented third floor apartment with lift access in a highly sought after location
- Situated close to motorway links, Boucher Road retail park and a host of amenities on the Lisburn Road
- Spacious open plan kitchen, living and dining with excellent views
- Three double bedrooms; Principal with en-suite shower room
- Recently fitted shower room with modern finishings
- Newly installed gas heating system and Brook ventilation system
- Triple glazed windows
- Secure allocated car parking; Intercom system
- Fantastic opportunity for a first-time buyer, young professionals, downsizer or investor

Location:

Leaving Belfast on the Malone Road turn right onto Balmoral Avenue and continue under the bridge onto Stockmans Lane. Take first exit at roundabout onto Stockmans Way and the apartments are on the right hand side.

Property Comprises

Ground Floor

COMMUNAL HALLWAY: Lift access to..

Third Floor

SPACIOUS HALLWAY: Solid wood strip flooring, storage cupboard.

LIVING/DINING ROOM: 33' 8" x 22' 0" (10.26m x 6.71m) (at widest points) Laminate wood strip flooring, dining area, Upvc onto balcony.

Open plan to..

MODERN KITCHEN: Range of high and low level high gloss units, built in oven, hob and extractor fan, integrated washing machine and dish washer, laminate worksurfaces, tiled splash back, ceramic tiled flooring.

CONTEMPORARY SHOWER ROOM: Low flush WC, wash hand basin with under storage, walk in double shower cubicle, uPVC wall panelling, ceramic tiled flooring, extractor fan, spot lighting.

PRINCIPAL BEDROOM: 19' 4" x 13' 3" (5.89m x 4.04m) Carpeted, patio door onto balcony.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin with under storage, walk in corner shower cubicle, part tiled walls, ceramic floor tiles, extractor fan, spot lighting.

BEDROOM (2): 11' 2" x 9' 9" (3.4m x 2.97m) Carpeted.

BEDROOM (3): 13' 9" x 7' 9" (4.19m x 2.36m) Carpeted.

Management company

CSM

Service Charge

£170 per month

