



21 Thornhill Malone, Belfast, BT9 6SS

Price Guide £325,000

This ground floor apartment is located just off the Malone Road in a quiet cul de sac, convenient to a host of amenities. Offering spacious accommodation including lounge, kitchen, three bedrooms (master with en-suite) and bathroom. PVC double glazed windows are in place. Externally there is allocated resident parking along with visitor parking and well maintained communal gardens. Within walking distance to the many shops, boutiques, cafes and restaurants of the Lisburn Road along with many leisure options nearby such as Lagan Meadows, Stranmillis Tennis & Boat Club & Malone Golf Club, we are sure this apartment will appeal to a range of prospective purchasers and therefore early viewing is recommended.

- Spacious Ground Floor Apartment
- Excellent Lounge With Feature Bay Window
- Bathroom Suite
- Within Walkind Distance To The Shops, Cafes & Restaurants Off The Lisburn Road
- Three Generous Bedrooms (Master With En-suite Shower Room)
- Modern Fitted Kitchen
- Substantial Storage Off Reception Hall
- Well Maintained Communal Gardens & Residents / Visitor Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	69
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE
RECEPTION HALL**



LOUNGE 20'0" x 16'0" (6.1 x 4.9)



KITCHEN 16'0" x 8'10" (4.9 x 2.7)

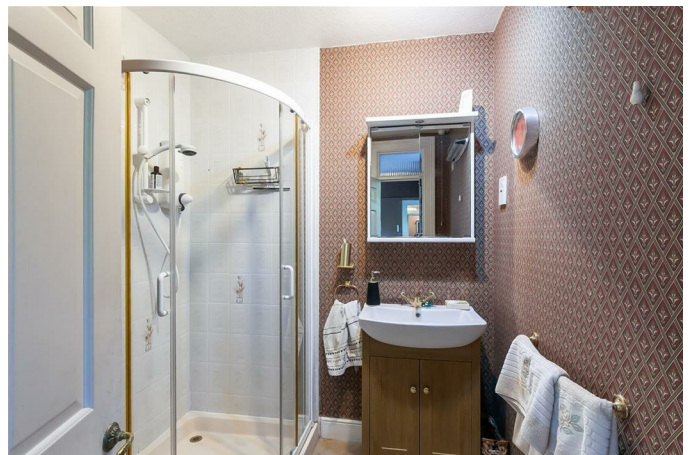


Excellent range of high and low level units, integrated oven / grill, electric hob, extractor fan, plumbed for washing machine & dishwasher, recessed spotlighting, tiled floor.

MASTER BEDROOM 17'8" x 13'9" (5.4 x 4.2)



ENSUITE



Walk in shower, wash hand with vanity unit, low flush W.C.

BEDROOM TWO 16'0" x 8'10" (4.9 x 2.7)



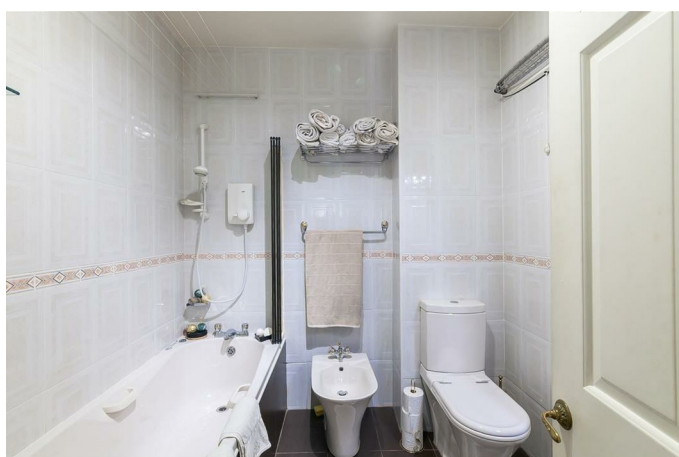
RATES

Approx. £1,546.66 per annum.

BEDROOM THREE 16'0" x 9'2" (4.9 x 2.8)



BATHROOM



White suite comprising bath with electric shower over, low flush W.C, bidet, wash hand basin, fully tiled walls, tiled floor.

OUTSIDE

Communal gardens & resident / visitor parking.

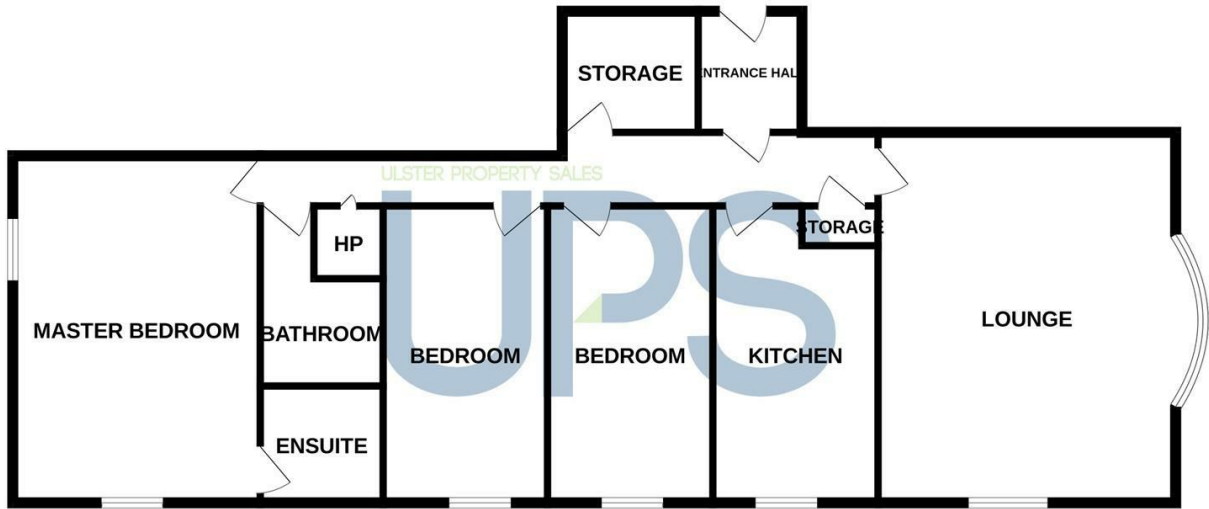
SERVICE CHARGE

Flat Management

Approx. £1750.00 per annum.

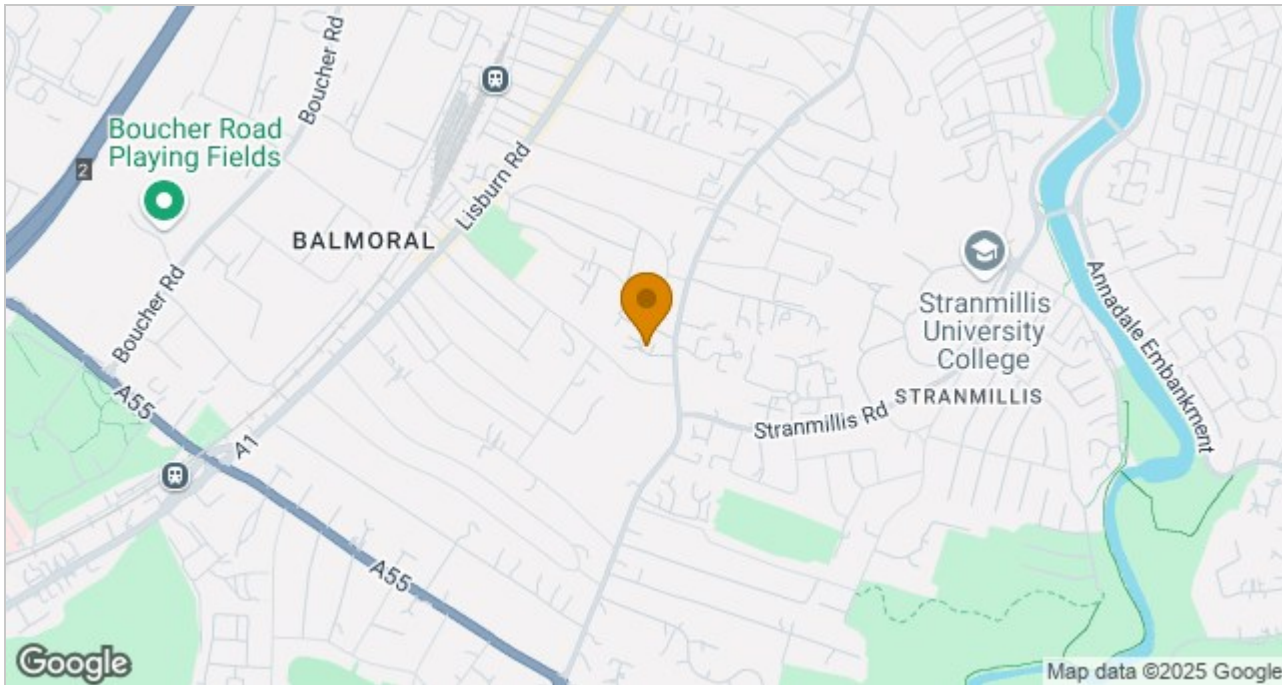
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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