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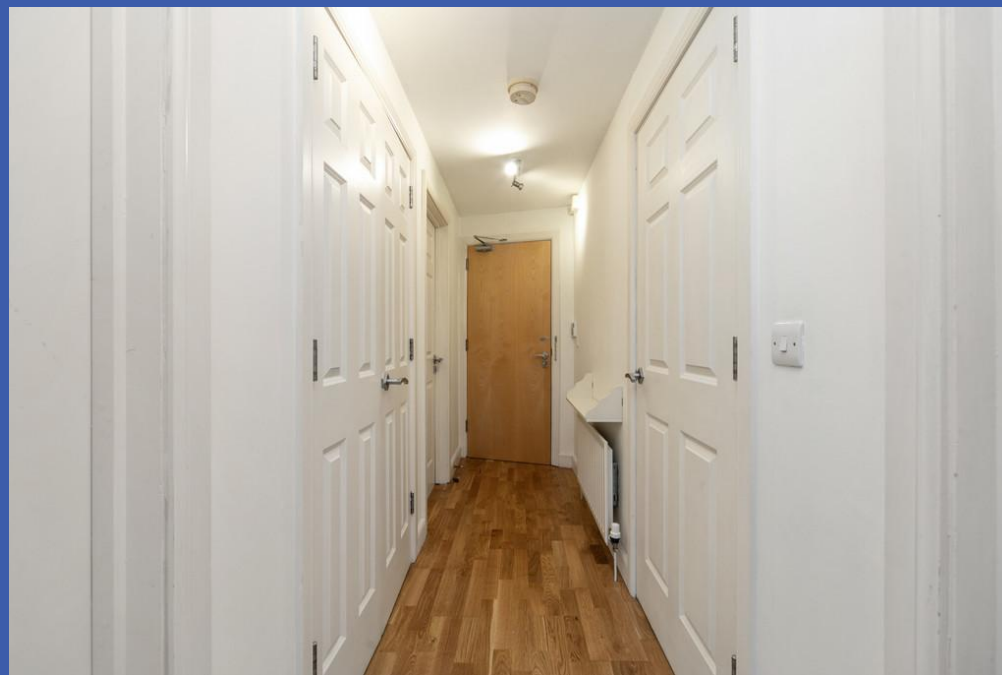
Apt 6, 152 Malone Avenue

Lisburn Road, Belfast
BT9 6ET

Offers Over £235,000

APT 6, 152 MALONE AVENUE, BT9 6ET

- **Superb 1st Floor Apartment in a Prime Location**
- **Delightful Sun Terrace with a Westerly Aspect**
- **Bright Lounge with Dining Area**
- **Fitted Kitchen with Breakfast Area**
- **2 Good Sized Bedrooms, Including 1 with Ensuite Shower Room**
- **Bathroom with White Suite**
- **Gas Central Heating/Double Glazed Windows**
- **Secure Gated Parking for Residents & Visitors**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to a Range of Amenities Including Shops, Public Transport, Belfast Hospitals & Queens Uni**



This extremely well presented 1st floor apartment is situated within a modern apartment development in a prime location just off Lisburn & Malone Roads.

The property is extremely well presented and offers bright accommodation with a good sized lounge open plan to a modern kitchen with breakfast area, two double bedrooms, including one with an ensuite shower room and a bathroom with white suite.

Externally the property benefits from a sheltered sun terrace which offers a westerly aspect and views to the Belfast hills.

In addition, there is gated, secure and allocated residents and visitor parking along with gas fired central heating and double glazed windows.

Situated just off Lisburn Road this property is convenient to a range of leisure amenities and within walking distance of Queens University, Belfast city centre and the Belfast hospitals and is therefore ideal for investors or owner occupiers.

Viewing is highly recommended





PROPERTY COMPRISES

Secure communal entrance door to communal entrance hall, stairs and lift to first floor communal landing.

Front door to entrance hall.

ENTRANCE HALL Wood flooring, storage cupboard with washing machine and tumble dryer.

LOUNGE 18' 8" x 10' 4" (5.69m x 3.15m) Wood flooring, glazed sliding doors to sun terrace, sliding door to fitted kitchen.

KITCHEN WITH BREAKFAST AREA 13' 2" x 8' 1" (4.01m x 2.46m) Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with electric oven under and extractor fan over, integrated dishwasher, integrated fridge and freezer, part tiled walls, tiled floor, glass display cabinets, under unit lighting.

BEDROOM 17' 9" x 8' 9" (5.41m x 2.67m)

FULLY TILED ENSUITE SHOWER ROOM White suite comprising WC, vanity unit with storage, walk in shower cubicle with rainwater shower, fully tiled walls, extractor fan.

BEDROOM 13' 11" x 9' 6" (4.24m x 2.9m) Concealed gas fired boiler.



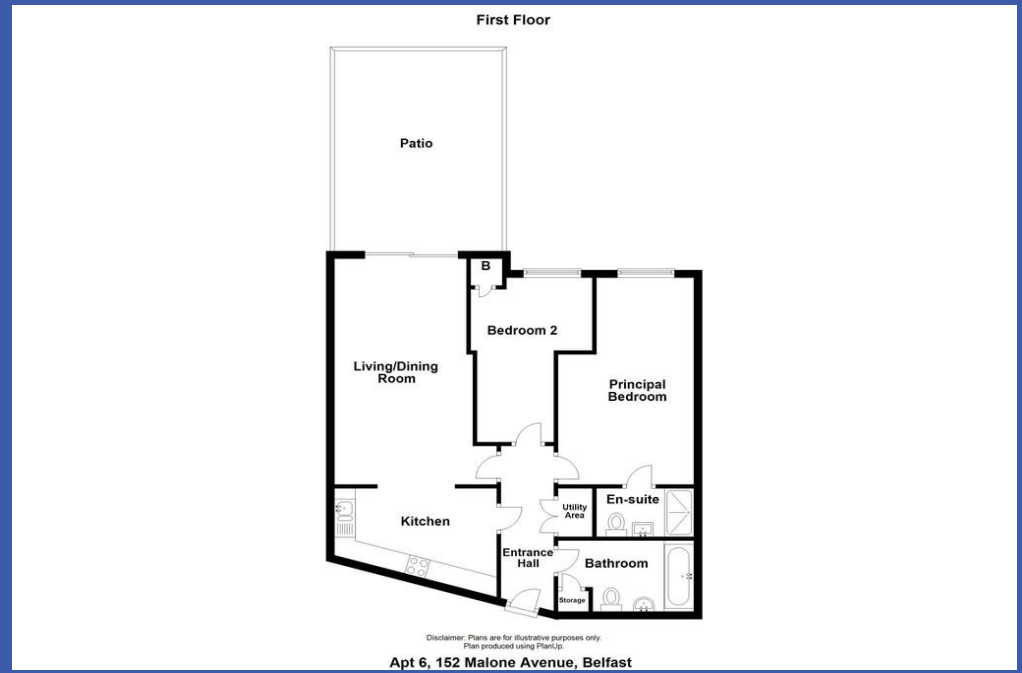


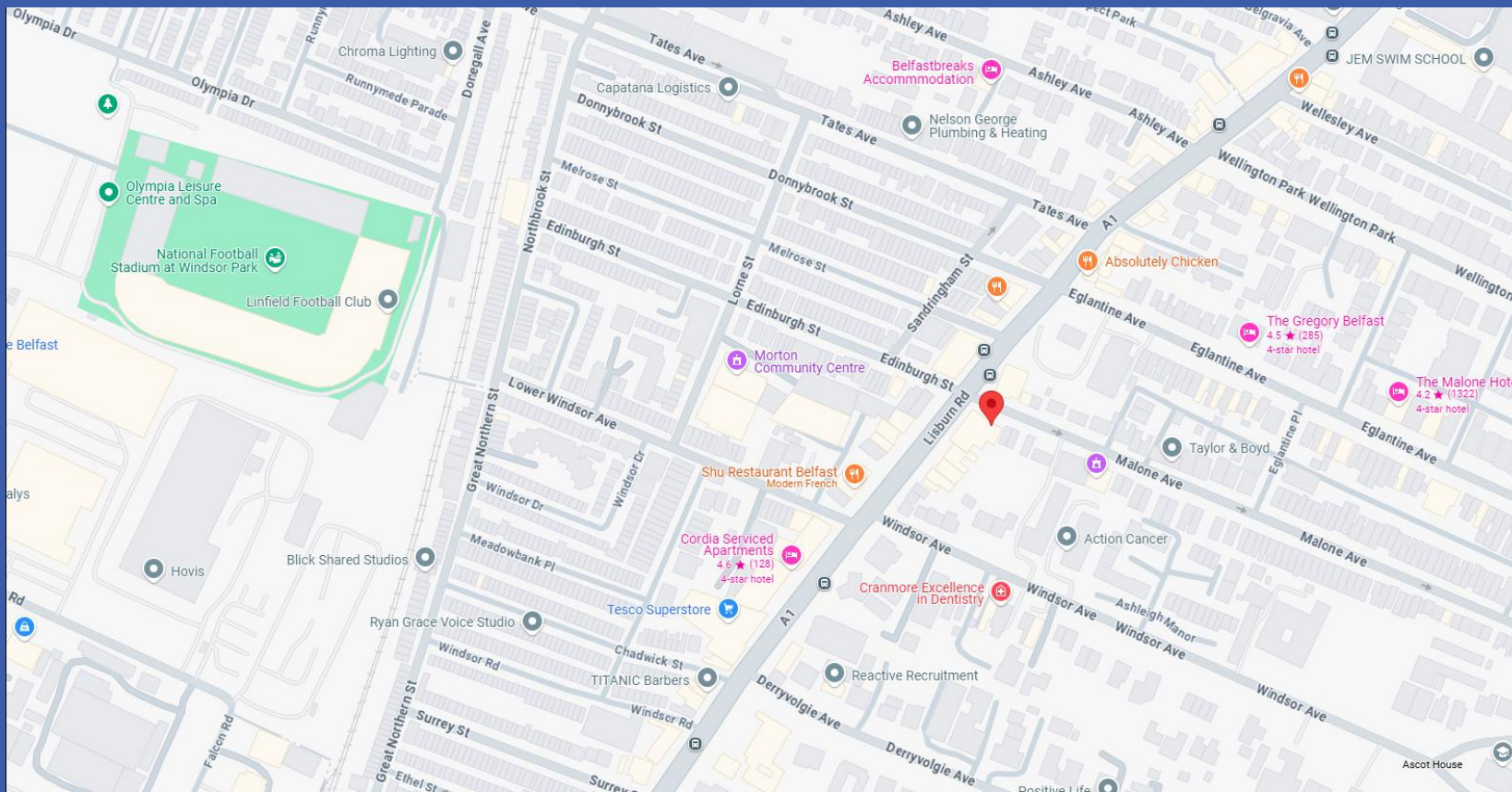
BATHROOM White suite comprising panelled bath with mixer tap and shower over, half pedestal wash hand basin, low flush WC, tiled floor, part tiled walls, extractor fan, airing cupboard.

SUN TERRACE Good sized sheltered paved sun terrace with westerly aspect.

OUTSIDE Remote controlled electric entrance gates, leading to allocated residence and visitor parking.

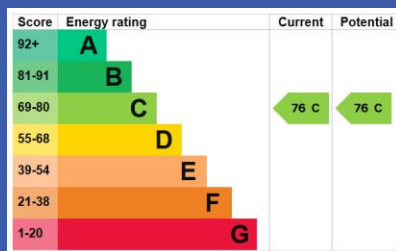






Directions:

Coming out of Belfast on Lisburn Road Malone Avenue is on the left hand side just after the junction with Tates Avenue



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