



485 Lisburn Road, Belfast, BT9 7EZ
Tel: 02890 661111
Email: info@fetherstons.com
Web: www.fetherstons.com

Apartment 14, 22 Upper Lisburn Road

**Belfast
BT10 0AA**

Offers Over £245,000

APT 14, 22 UPPER LISBURN ROAD, BT10 0AA

- **Superb 3rd Floor Penthouse Apartment in a Prime South Belfast Location**
- **Bright & Spacious Lounge Open Plan to Dining Area**
- **Open Plan Fitted Kitchen with Integrated Appliances**
- **3 Good Sized Bedrooms Including Master with Ensuite Shower Room**
- **Bathroom with White Suite**
- **Extremely Well Presented Throughout**
- **Gas Central Heating / Double Glazed Windows**
- **Secure Car Parking Space and Additional Visitor Parking**
- **Ideal For Owner Occupiers or Investors**
- **Convenient to a Range of Amenities on Lisburn Road Including Shops, Restaurants and Public Parks**

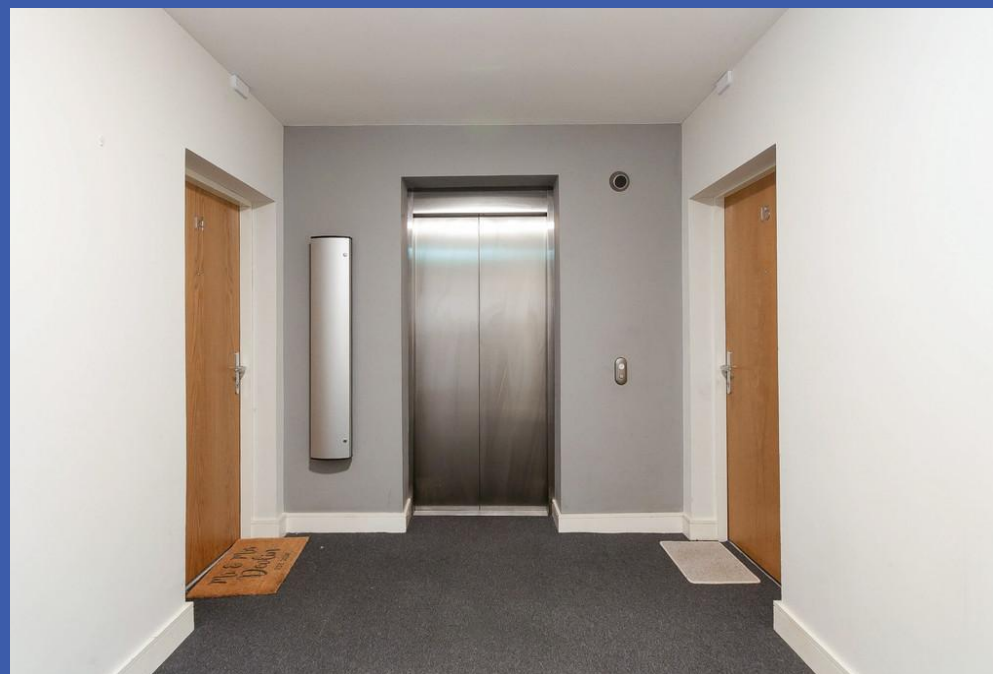
This excellent third floor penthouse apartment is located within a highly regarded and modern complex on the Upper Lisburn Road. The property will be of interest to a range of prospective buyers given the spacious room sizes and excellent location.

Internally the property comprises a bright lounge with dining area which is open plan to the fitted kitchen with built in appliances. In addition there are three bedrooms, including master with an ensuite shower room and walk in robe along with a main bathroom.

The property benefits from gas fired central heating and double glazing and externally there are electric entrance gates leading to well maintained communal grounds with allocated residents and visitor parking.

Located in a convenient setting the property is situated a short distance from Belfast City centre, close to leading schools and an array of leisure and lifestyle amenities including shops, public parks and transport services.

Early viewing is recommended to appreciate this fantastic apartment, outside space and super location.





PROPERTY COMPRISES

Communal front door to communal entrance hall, stairs and lift to 3rd floor communal landing.

3RD FLOOR Front door to entrance hall.

ENTRANCE HALL Access to roof space.

LIVING ROOM OPEN PLAN TO DINING AREA 25' 3" x 21' 10" (7.7m x 6.65m) (overall at widest points to include Kitchen area) Wood flooring, low voltage spotlights, feature vaulted ceiling.

OPEN PLAN TO KITCHEN Range of high and low units, granite work surfaces with matching splashback, Dolphin sinks, stainless steel sink unit with mixer tap and granite drainer, integrated washing machine, integrated dishwasher, integrated fridge/freezer, tiled floor, part tiled walls, Nordmende 4 ring gas hob with extractor fan over, concealed gas fired boiler and low voltage spotlights.

BEDROOM 15' 9" x 14' 9" (4.8m x 4.5m) (@ widest points) Velux window, built in robe and storage.

ENSUITE SHOWER ROOM White suite comprising low flush WC, pedestal wash hand basin, floor to ceiling splash tiling, fully tiled shower cubicle, tiled floor, low voltage spotlights, extractor fan.





BEDROOM 11' 4" x 10' 8" (3.45m x 3.25m)

BEDROOM 13' 4" x 6' 1" (4.06m x 1.85m)

BATHROOM White suite comprising panelled bath, low flush WC, pedestal wash hand basin with splash tiling, part tiled walls, tiled floor, extractor fan, low voltage spotlights.

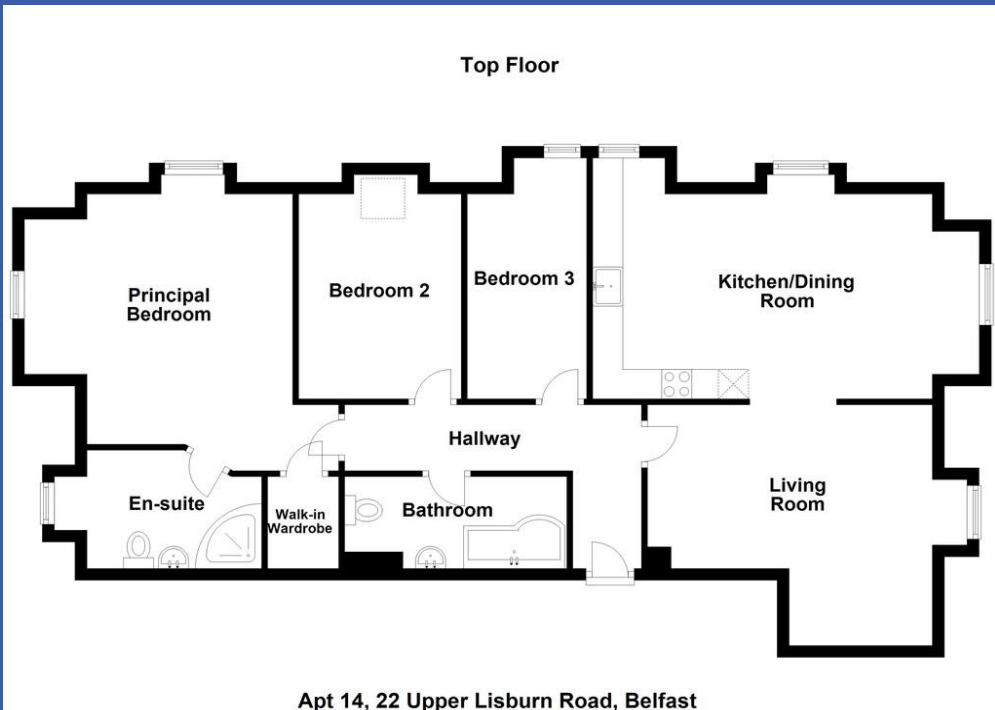
OUTSIDE Electric entrance gates leading to well maintained communal garden areas and allocated residence and visitor parking.

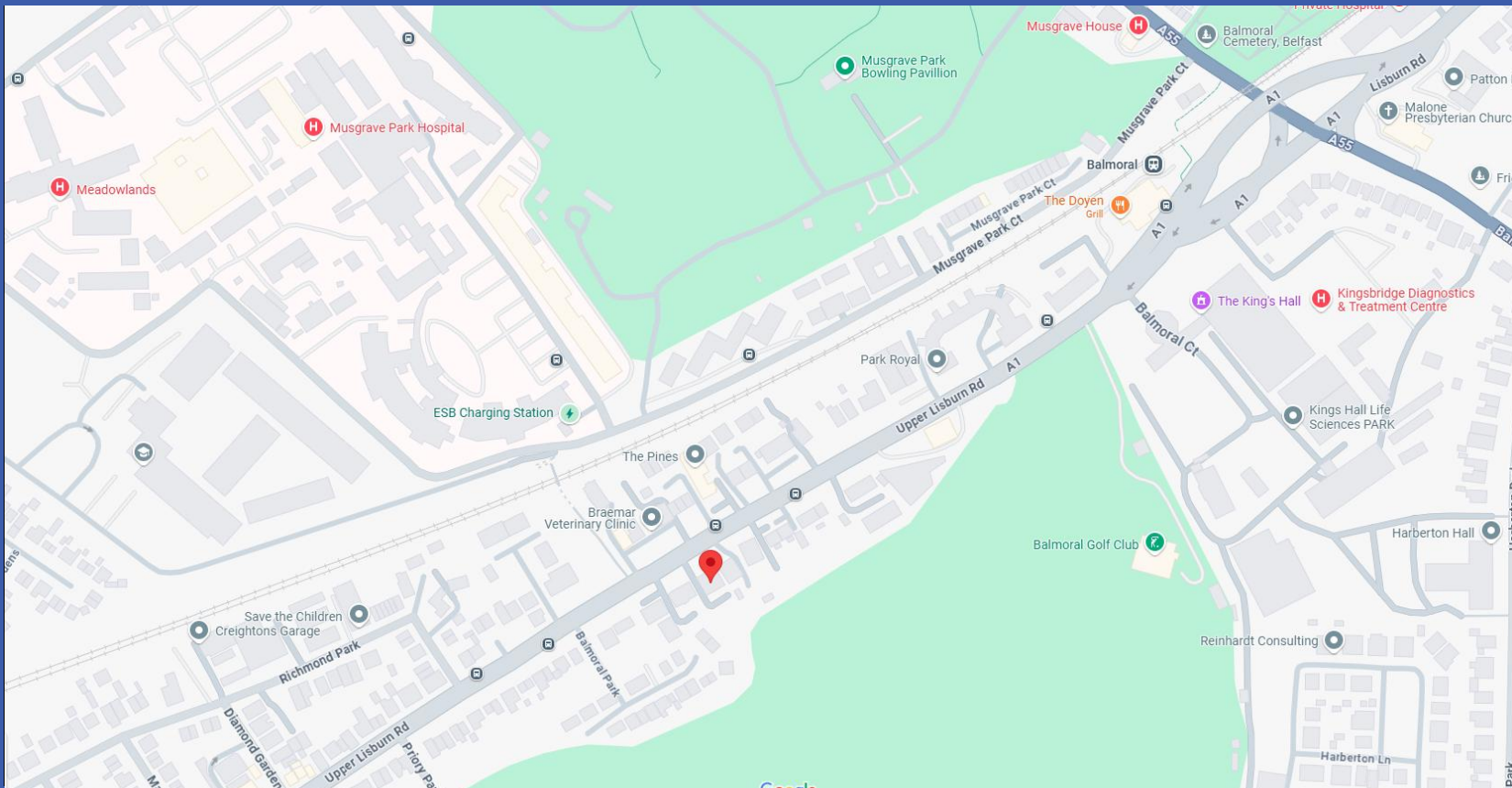












Directions:

Coming out of Belfast on Upper Lisburn Road, continue past Kings Hall and no22 is on the left hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Fetherstons Estate Agents 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 Fetherstons 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) Fetherstons cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for the use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Fetherstons has 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 tenants must satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice; v) Fetherstons will not be liable in negligence or otherwise, for any loss arising from the use of these particulars; vi) Appliances not tested or verified.