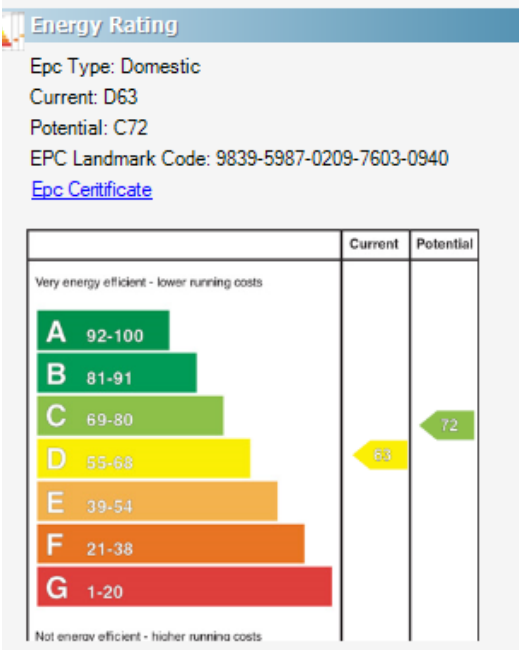


Management company : Flat Management Services.
Service Charge £950 per annum.

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



An excellent ground floor apartment situated in a prime location just off the Lisburn Road at Balmoral, convenient access to local amenities including bus and rail links.

The apartment offers bright and spacious accommodation, recently painted and a newly refurbished shower room. In addition the apartment benefits from a good sized living room with dining area open plan to a modern fitted kitchen; patio doors from the living room open to a westerly facing paved patio area. The one bedroom is complemented by built in slide robes with mirrored doors.

Additionally the property benefits gas fired central heating and double glazed windows.

Offers Over
£135,000

Apt 10 Balmoral Court,
Upper Lisburn Road,
Belfast,
BT9 7GR

Viewing by
appointment with
& through agent
028 9066 3030

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Apt 10 Balmoral Court,
Upper Lisburn Road,
Belfast, BT9 7GR

Property Features

- Excellent ground floor apartment in prime location
- Convenient access to local amenities including bus & railway links
- Spacious living room with dining area open plan to kitchen area
- Modern fitted kitchen
- One well proportioned bedroom
- Westerly facing enclosed patio area
- Secure residents car park
- Gas fired central heating
- Double glazed windows
- Will have wide ranging appeal
- Secure parking space

Location:

Heading out of Belfast on the Lisburn Road, go past the King's Hall and that becomes the Upper Lisburn Road. Balmoral Court is immediately on the right hand side opposite the King's Hall and the entrance to Balmoral Golf Club.

Property Comprises

Ground Floor

ENTRANCE HALL: Wood strip flooring, twin storage cupboard with gas fired boiler.

LIVING ROOM/DINING AREA Wood strip flooring, double glazed patio doors to enclosed rear south west facing patio open to kitchen area.

KITCHEN AREA 7' 8" x 7' 0" (2.34m x 2.13m) Excellent fitted kitchen with range of high and low level units, laminate work surfaces, Single drainer stainless steel sink with mixer tap, integrated stainless steel oven and 4 ring hob, stainless steel extractor hood with integrated fan,plumbed for washing machine, part tiled walls, ceramic tiled floor.

SHOWER ROOM: Recently modernised with shower cubicle, low flush wc,heated towel rail.

BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m) Double Sliderobes with mirrored doors, wood strip flooring.

Outside

Secure parking space.

