



Apt 6, 48 Marlborough Park South, Belfast, BT9 6HS

Price Guide £249,950

Located in Marlborough Park South, this well appointed first floor apartment is situated in a prime residential location just between the Lisburn & Malone Road. In excellent order throughout, the accommodation comprises spacious lounge, open plan kitchen / dining room, two good size bedrooms (master with ensuite) and separate bathroom suite. Gas fired central heating and PVC Double Glazing are both in place. Ideal for those downsizing, the property is within walking distance to the many shops and restaurants of the Lisburn Road. Early viewing is advised.

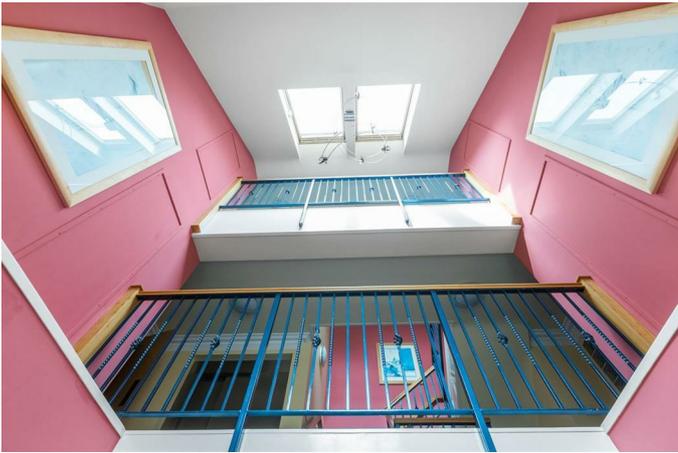
- Spacious First Floor Apartment
- Open Plan Kitchen / Dining Area
- Sought After Location In The Heart Of Malone
- PVC Double Glazing
- Designated Parking Space
- Two Excellent Bedrooms (master with ensuite)
- Ideal For Those Wishing To Downsize
- Gas Fired Central Heating
- Lift Access To First Floor
- EPC B81

Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	81	83
(82-91) B	(69-80) C		
(69-80) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
(1-20) G			

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
COMMUNAL ENTRANCE**



Stairs / lift access to first floor apartment.

ENTRANCE

HALLWAY



Built in storage.

LIVING ROOM 13'5" x 11'9" (4.1 x 3.6)



Feature fire.

KITCHEN



Modern kitchen with a range of high and low level units, built in fridge / freezer, stainless steel sink unit, plumbed for washing machine / dishwasher, 4 ring electric hob with built in oven, extractor fan, tiled floor and part tiled walls. Worcester gas boiler.

OPEN PLAN 16'8" x 8'6" (5.1 x 2.6)

DINING



Tiled floor.

BEDROOM ONE 10'5" x 9'6" (3.2 x 2.9)



ENSUITE



White suite comprising low flush W.C, pedestal wash hand basin, shower cubicle with thermostatic shower, heated towel rail, vinyl floor and part tiled walls.

BEDROOM TWO 10'5" x 8'6" (3.2 x 2.6)



BATHROOM 8'2" x 5'2" (2.5 x 1.6)



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, vinyl floor and tiled walls.

OUTSIDE



Communal gardens. Designated car park space.

Floor Plan

FIRST 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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