



Apt 1 107 Marlborough Park South, Belfast, BT9 6HT

Price Guide £235,000

We are pleased to offer for sale this spacious, ground floor apartment located in Marlborough Park South, just between the Lisburn & Malone Road in South Belfast. The bright and spacious accommodation comprises three good sized bedrooms, open plan kitchen / living / dining room, modern bathroom and excellent storage. Gas fired central heating and PVC Double Glazing are both in place. An ideal opportunity for those downsizing or the first time buyer, the property is within walking distance to the many shops and restaurants of the Lisburn Road along with Queens University, Belfast City Centre & many transport links.

- Excellent Ground Floor Apartment In Sought After Residential Location
- Three Good Sized Bedrooms
- Modern White Bathroom Suite
- Communal Gardens To Front & Rear / Residents Parking To The Rear
- Also Within Easy Reach Of Queens University & Belfast City Centre
- Bright & Spacious Accommodation
- Open Plan Kitchen / Living / Dining
- Gas Fired Central Heating / PVC Double Glazing
- Walking Distance To The Shops, Cafes & Restaurants Of Lisburn Road
- Suitable For A Range Of Purchasers Including The First Time Buyer Or Those Seeking To Downsize

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(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

Communal entrance.

APARTMENT ONE

Reception porch with storage.

**OPEN PLAN KITCHEN / LIVING / DINING
32'1 x 12'6 (9.78m x 3.81m)**



Excellent range of high and low level units, integrated oven, 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled floor. Wood floor to living / dining area.



HALLWAY

Storage off hallway.

BEDROOM ONE 12'9 x 10'4 (3.89m x 3.15m)



BEDROOM TWO 12'9 x 8'2 (3.89m x 2.49m)

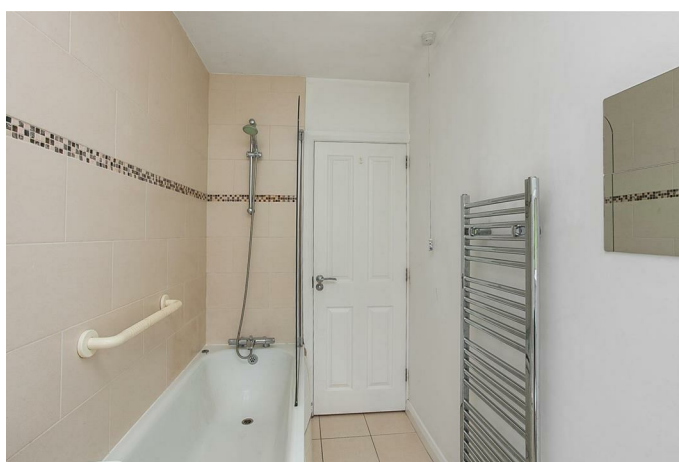


BEDROOM THREE 12'7 x 7'7 (3.84m x 2.31m)



Built in storage cupboard.

BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath with shower over, chrome radiator, part tiled walls, ceramic tiled floor.

OUTSIDE



**Communal gardens to front & rear.
Residents parking to the rear.**

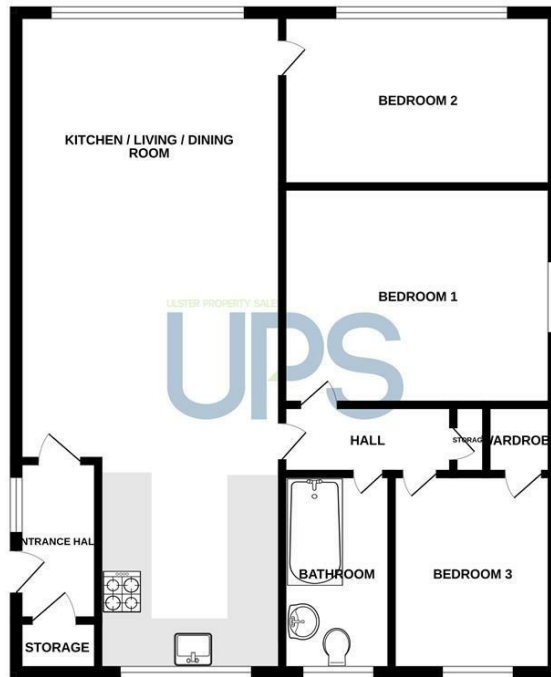
SERVICE CHARGE / RATES

Service Charge: Approx. £800.00 per annum.

Rates: Approx. £1478.00 per annum.

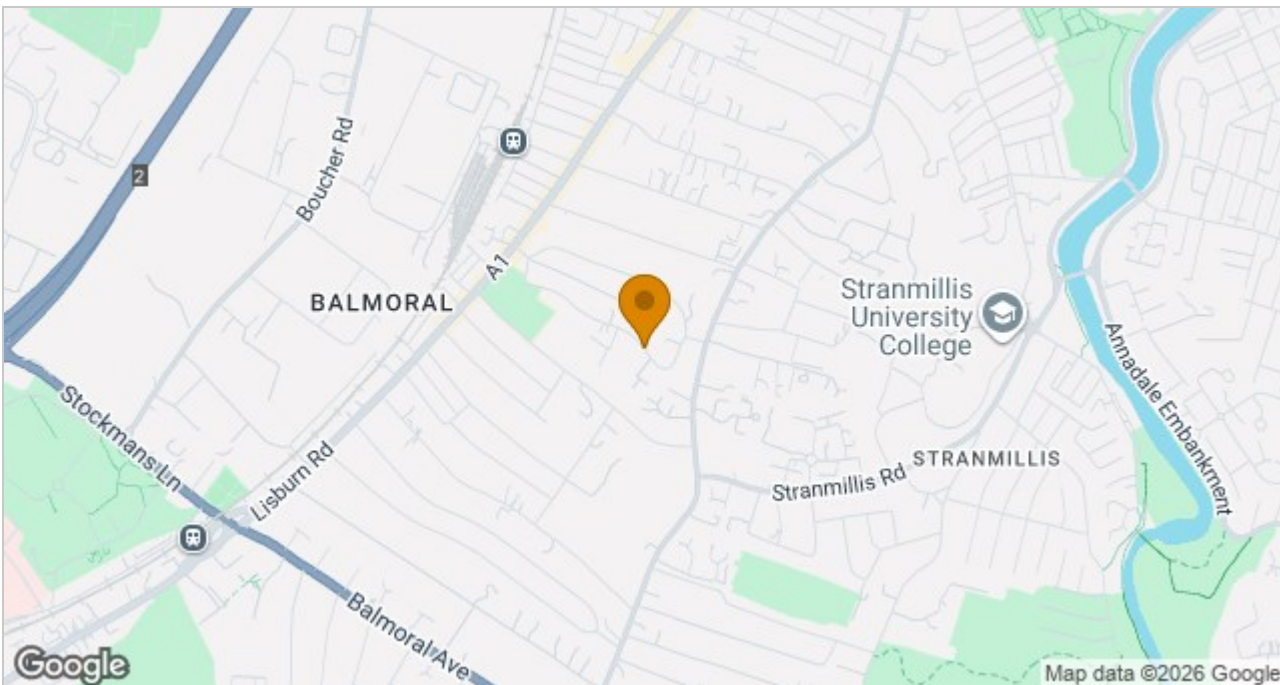
Floor Plan

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. Made with Metropix ©2023

Area Map



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