



Apt 11 Tivoli Court, 142 Upper Lisburn Road, Belfast, BT10 0BG

Price Guide £145,000

This excellent duplex apartment will appeal to a range of buyers seeking a modern apartment in a desirable South Belfast location. Situated within walking distance of many shops and amenities. The apartment comprises on the first floor, good sized lounge open plan dining area to modern kitchen, and separate w.c. On the second floor there are two excellent bedrooms (master with ensuite) and modern bathroom suite. Further benefits include, gas fired central heating, double glazed windows, designated parking space with lift access. Chain free and ready to go, therefore early viewing is advised.

- Luxury First Floor Apartment
- Modern Kitchen
- Ground Floor W.C
- Gas Heating / Double Glazed Windows
- Well Established Gated Development
- Spacious Lounge, Open Plan Dining Area And Modern Kitchen
- Two Bedrooms (Master Ensuite)
- First Floor Bathroom
- Lift & Stair Access
- Designated Parking Space

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(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 FIRST FLOOR**



Stair / Lift access to courtyard area.

ENTRANCE
PVC Front door.

RECEPTION HALL



Herringbone style flooring.

**KITCHEN / LIVING / DINING 17'4" x 15'5" at
widest points (5.3 x 4.7 at widest points)**



Range of high and low level units, single
drainer stainless steel sink unit with mixer

tap, integrated oven / grill, has 4 ring hob,
concealed extractor fan, integrated fridge /
freezer, built in washing machine, part tiled
walls and herringbone style flooring. Ideal
gas boiler.

W.C



White suite comprising low flush wc, basin
with mixer tap, part tiled walls and tiled
flooring.

ON THE SECOND FLOOR
Built in storage.

BEDROOM ONE 11'9" x 11'5" (3.6 x 3.5)



ENSUITE

Rates - Approx £95.93 per month
Service charge - Approx 83.33 per month



Contemporary white suite comprising low flush W.C, wash hand basin with storage below, electric shower, part tiled walls and tiled flooring.

BEDROOM TWO 8'6" x 7'6" (2.6 x 2.3)



BATHROOM



White suite comprising low flush W.C, pedestal wash hand basin, panel bath, fully tiled walls and tiled flooring.

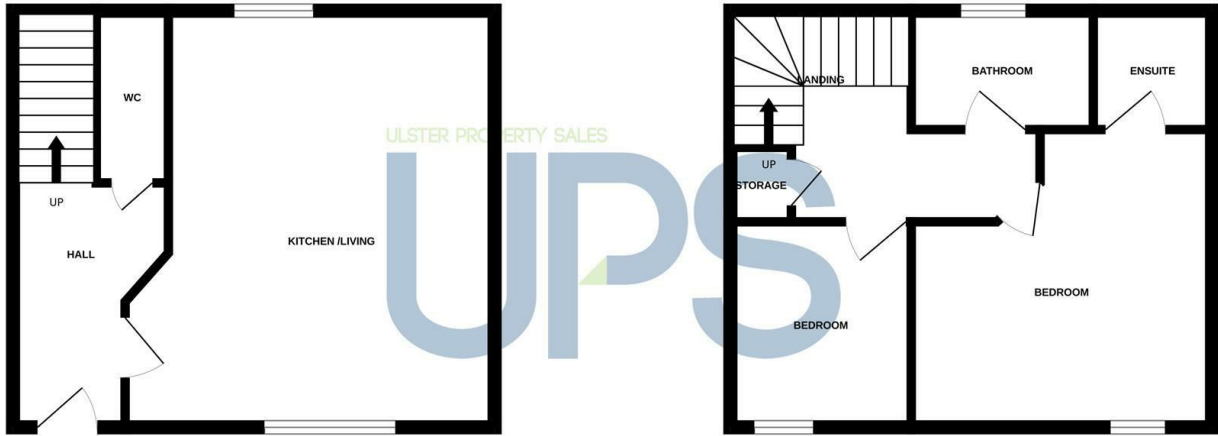
ADDITIONAL INFORMATION

Management Black Dog Property

Floor Plan

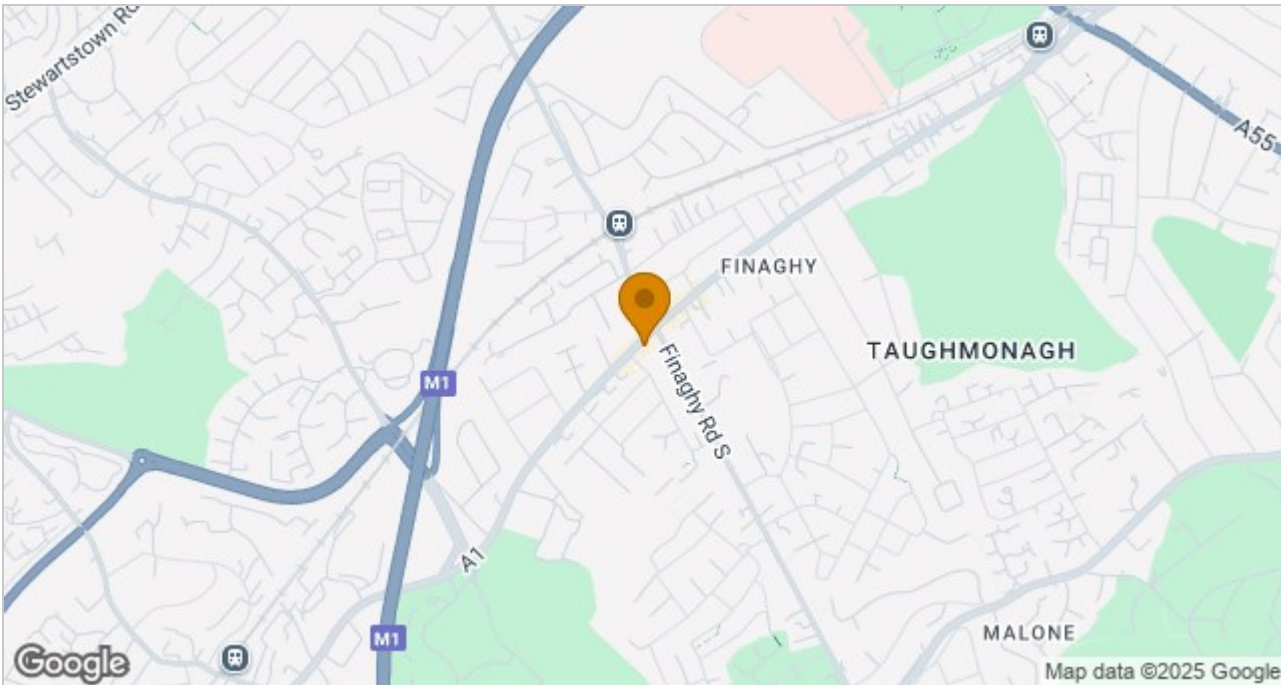
1ST FLOOR

2ND 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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