



Apt 7, 81 Osborne Park, Belfast, BT9 6JQ

Price Guide £295,000

Located on Osborne Park, just between the Lisburn & Malone Road in South Belfast we are please to offer for sale this beautifully presented second floor apartment. The bright and spacious accommodation, extending to just approx. 1078 sq. ft, comprises open plan kitchen / living / dining room, master bedroom with en-suite shower room & built in storage, second bedroom and modern bathroom suite. Finished to a high standard, the apartment is ready to move into and would make an excellent home. Gas fired central heating and double glazing are further benefits. The property is within walking distance to the the shops, cafés and restaurants of the Lisburn Road along with bus stops and excellent transport links. Offering a secure environment, the apartment is located within a gated development with allocated parking.

- Beautifully Presented Second Floor Apartment
- Open Plan Kitchen Living Dining Room / Kitchen With Range Of Integrated Appliances
- Excellent Storage Throughout
- Gated Development / Allocated Parking
- Will Appeal To A Range Of Prospective Purchasers
- Two Good Sized Bedrooms (Master With En-suite & Both With Storage)
- Family Bathroom Suite
- Gas Fired Central Heating / Double Glazing
- Walking Distance To Shops, Cafes & Restaurants Of The Lisburn Road
- Chain Free & Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		79	81
(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 GROUND FLOOR

ENTRANCE

Communal entrance. Lift & stair access to all floors.

ON THE SECOND FLOOR

APARTMENT 7

Hardwood front door. Solid wood floor.

RECEPTION HALL



Solid wood floor. Storage off hall.



KITCHEN / LIVING / DINING 31'9" x 14'5" (9.7 x 4.4)



Excellent range of high and low level units, plumbed for washing machine, integrated dishwasher, integrated fridge / freezer, integrated oven, 4 ring hob & stainless steel extractor fan. Velux windows. Solid wood floor. Part tiled walls. Recessed spot lighting. Double doors. Juliet balcony.

MASTER BEDROOM 14'5" x 11'1" (4.4 x 3.4)



Velux window. Double doors. Juliet balcony. Built in robes. Built in storage.



EN-SUITE



Enclosed shower, pedestal wash hand basin, low flush W.C, chrome wall mounted radiator, part tiled walls, tiled flooring.

BEDROOM TWO 11'1" x 9'6" (3.4 x 2.9)



Built in storage.

BATHROOM 11'1" x 5'2" (3.4 x 1.6)



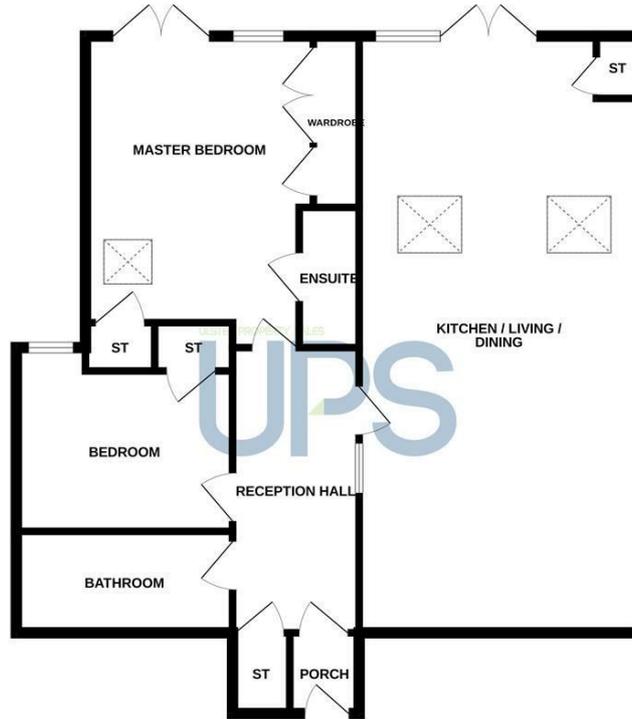
White suite comprising low flush W.C, pedestal wash hand basin, panel bath, enclosed shower, part tiled walls, tiled flooring.

OUTSIDE

Gated development. Allocated parking.

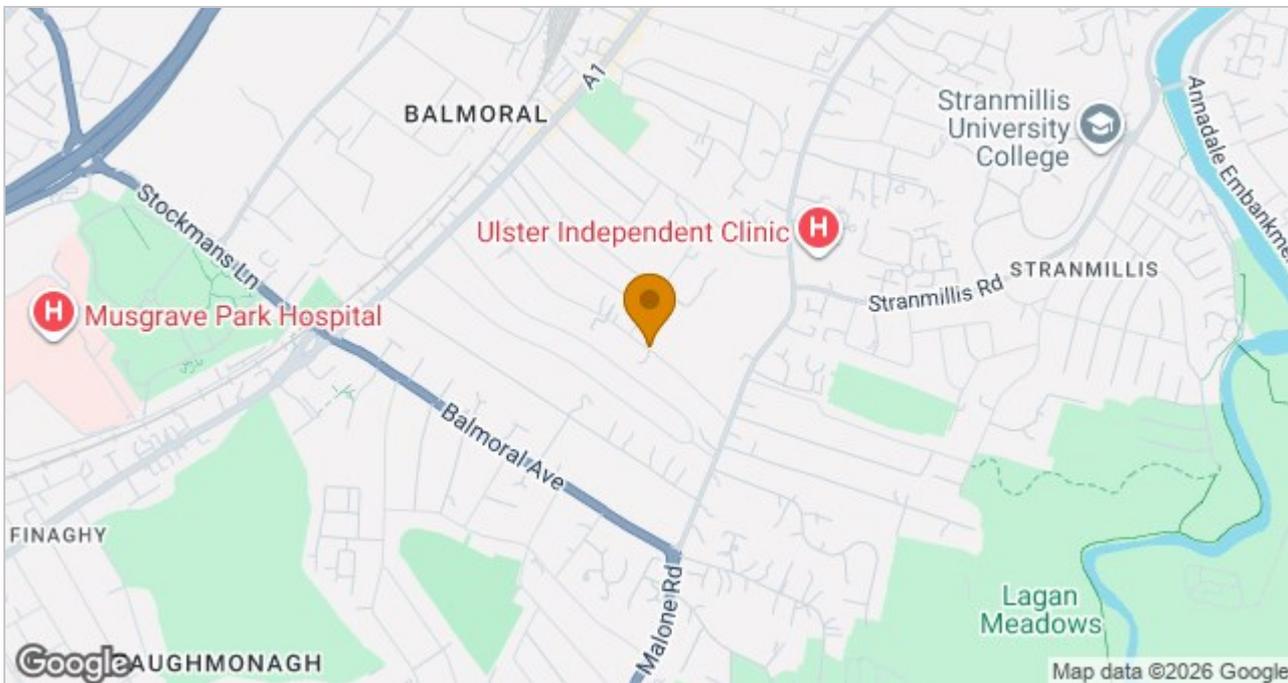
Floor Plan

SECOND 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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