



1 Balmoral Court, Belfast, BT9 7GR

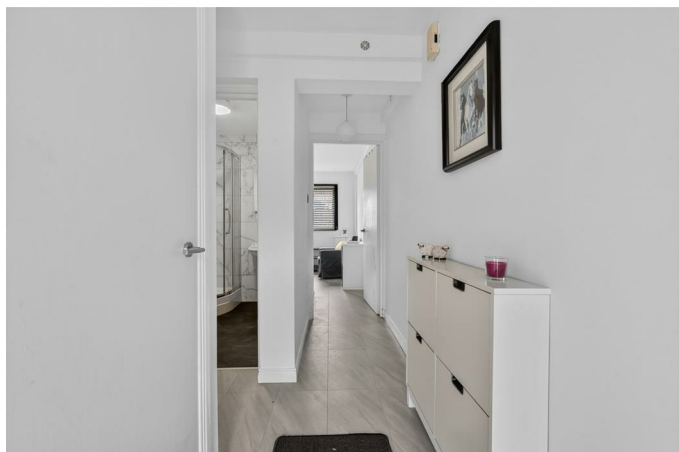
Guide Price £145,000

We are delighted to present this well-presented ground floor apartment, ideally situated within a gated development just off the Lisburn Road in South Belfast. Bright and spacious throughout, the accommodation comprises an open-plan kitchen, living, and dining area, featuring a modern fitted kitchen and a dining space with access to a private balcony. The property also includes a generously sized bedroom and a contemporary shower room. Additional benefits include gas-fired central heating and double-glazed windows. Ideally located within walking distance of the many shops, cafés, and restaurants along the Lisburn Road, the apartment also offers excellent transport links to Belfast City Centre via nearby train and bus services. This property will appeal to a wide range of purchasers seeking both comfort and convenience. Offered chain-free and ready for immediate occupation, early viewing is highly recommended.

- Well Presented Ground Floor Apartment
- Modern Fitted Kitchen With Open Plan Living / Dining
- Gas Fired Central Heating / Double Glazing
- Gated Development With Residents & Visitor Parking
- Chain Free & Ready To Move Into
- One Excellent Bedroom With Built In Sliding Robe
- Contemporary Shower Room
- Private Balcony
- Walking Distance To Lisburn Road & Balmoral Train Station
- Suitable For A Range Of Prospective Purchasers

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		68	73
(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 HALL**

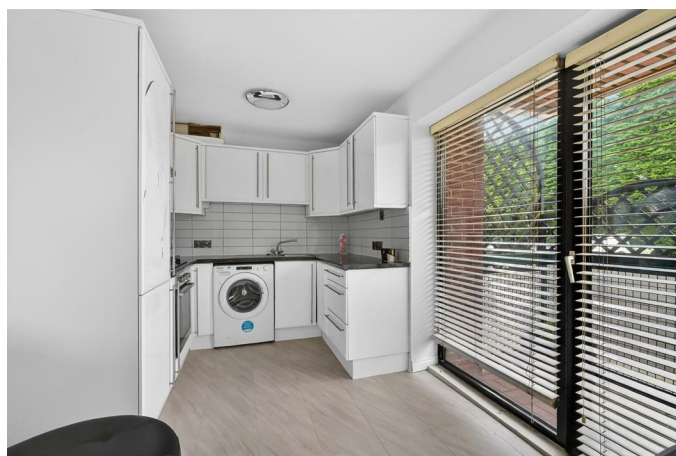


Glass panelled PVC front door. Tiled flooring. Storage off.

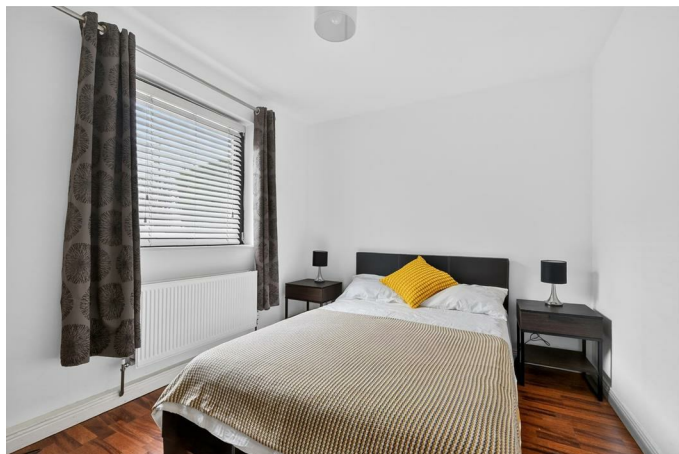
**KITCHEN LIVING DINING 18'4" x 17'0" at
widest points (5.6 x 5.2 at widest points)**



Modern fitted kitchen with range of high and low level units, integrated fridge / freezer, plumbed for washing machine, integrated oven with 4 ring hob & stainless steel extractor fan, single drainer stainless steel sink unit with mixer tap, part tiled walls, tiled flooring. Access to private balcony.



BEDROOM ONE 11'5" x 8'10" (3.5 x 2.7)



Sliding built in robe. Laminate wood flooring.

SHOWER ROOM



White suite comprising low flush W.C, pedestal wash hand basin, enclosed shower, chrome wall mounted radiator, fully tiled walls, tiled flooring.

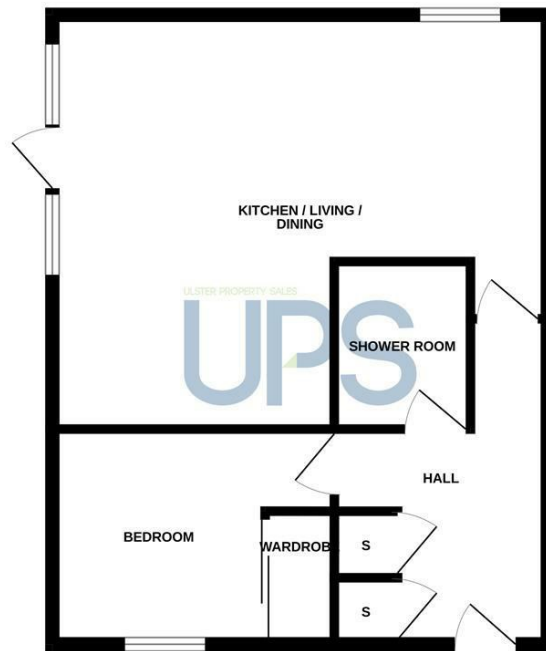
OUTSIDE



Gated development with parking. Private balcony.

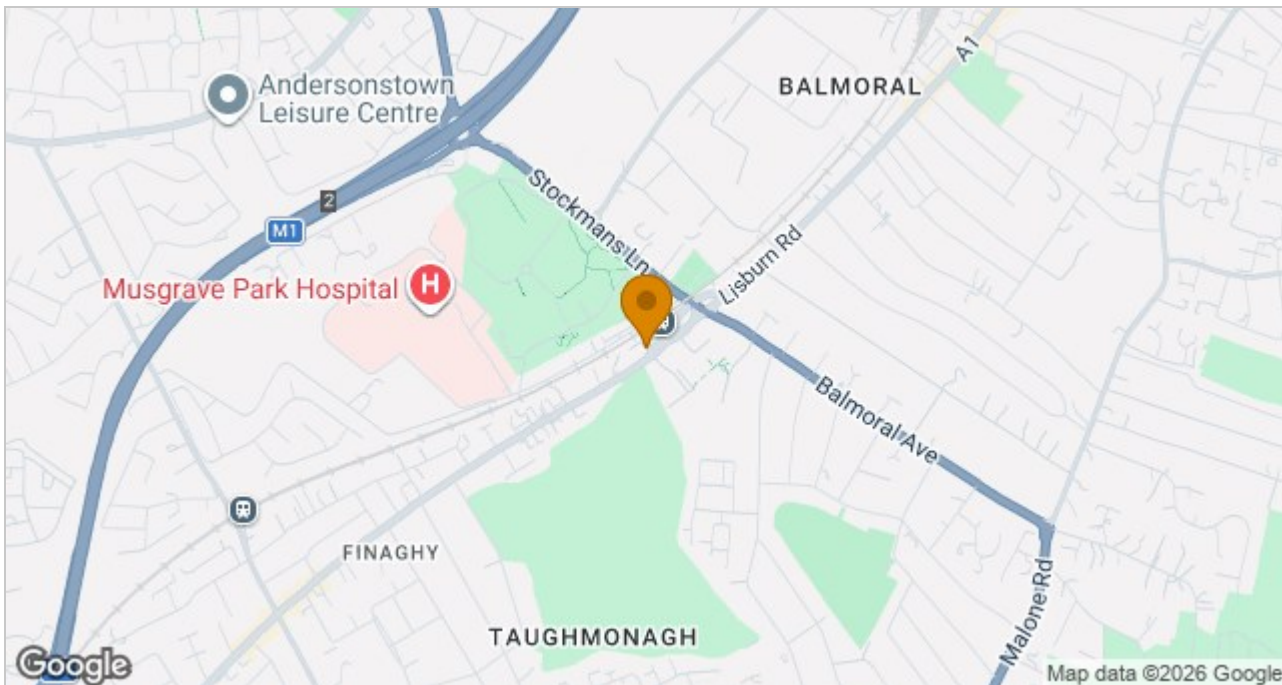
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 ©2024

Area Map



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