



## 12 Kings Court, Belfast, BT10 0AF

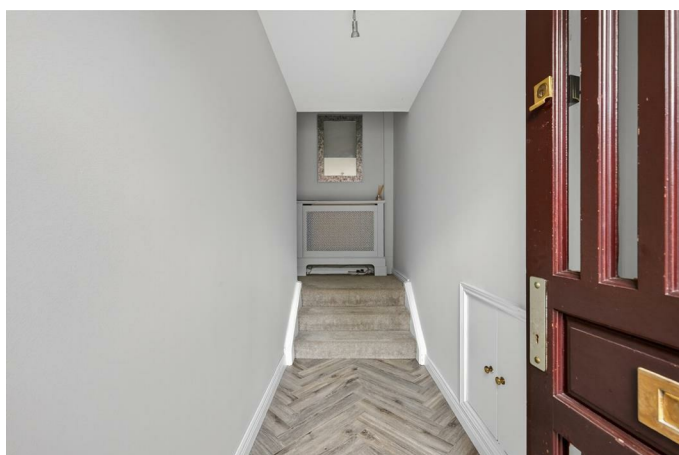
**Price Guide £250,000**

This excellent duplex apartment located in the popular Kings Court development just off the Upper Lisburn Road has been extended and finished to an exceptional standard. The accommodation, on two floors, comprises spacious living room open plan to dining area, contemporary fitted kitchen with range of integrated appliances, three bedrooms (master with en-suite bathroom) walk in wardrobe and shower room. Additional benefits include the installation of gas fired central heating, PVC double glazing windows and allocated car parking. Close to the many amenities of the Lisburn Road along with excellent transport links, this apartment will appeal to a range of buyers including those wishing to downsize or indeed the first time buyer. Viewing is highly recommended to appreciate the true quality of this stunning apartment.

- Exceptional duplex apartment in the sought-after Kings Court development
- Finished to an outstanding standard throughout
- Contemporary fitted kitchen with integrated appliances
- Principal bedroom with en-suite bathroom
- Gas-fired central heating, PVC double glazing, and allocated parking
- Prime location just off the Upper Lisburn Road
- Spacious open-plan living and dining area
- Three well-proportioned bedrooms
- Walk-in wardrobe and separate modern shower room
- Close to Lisburn Road amenities and excellent transport links

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		74	75
EU Directive 2002/91/EC			

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



Own door access. Stairs to first floor.

**ON THE FIRST FLOOR**

**LIVING ROOM 17'1" x 15'3" (5.21 x 4.67)**



Laminate wood floor.

**KITCHEN 10'9" x 8'11" (3.28 x 2.74)**



Contemporary range of high and low level units, integrated appliances to include oven

/ grill, 4 ring electric hob, stainless steel extractor fan, integrated fridge / freezer, quartz work surfaces, integrated dishwasher, gas boiler, tiled flooring.

**BEDROOM TWO 13'5" x 9'3" (4.09 x 2.82)**



Built in mirrored sliding robes.

**BEDROOM THREE 12'11" x 8'7" (3.96 x 2.64)**



Built in storage.

**SHOWER ROOM**

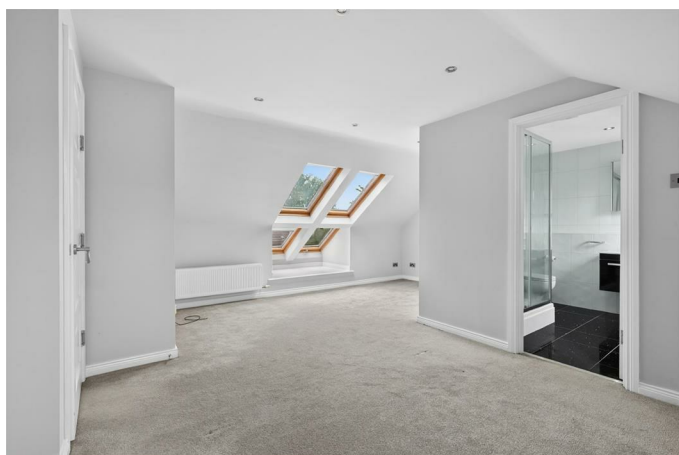


Contemporary white suite comprising low flush W.C, pedestal wash hand basin, enclosed shower, fully tiled walls, ceramic tiled floor.

## ON THE SECOND FLOOR

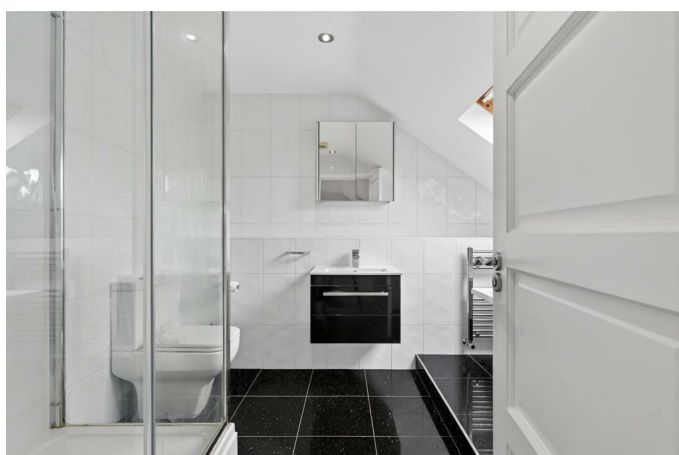


## MASTER BEDROOM 21'5" x 17'5" (6.53 x 5.33)



Velux windows, recessed spotlighting. Walk in dressing room with fitted storage. Storage into eaves.

## ENSUITE BATHROOM



Modern white suite comprising low flush W.C, wash hand basin with vanity unit, enclosed shower, free standing bath, chrome towel radiator, fully tiled walls, ceramic tiled floor, velux window.

## OUTSIDE

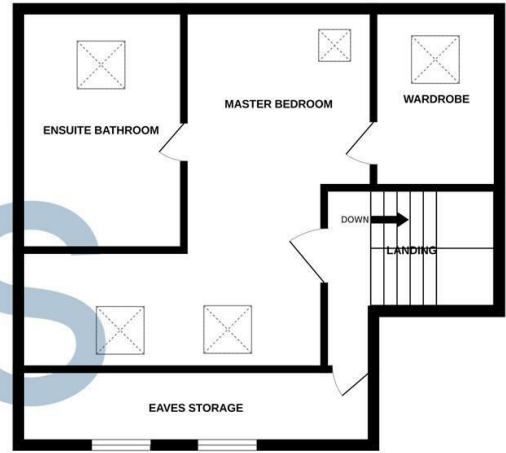
Resident and visitor parking.

# Floor Plan

1ST FLOOR

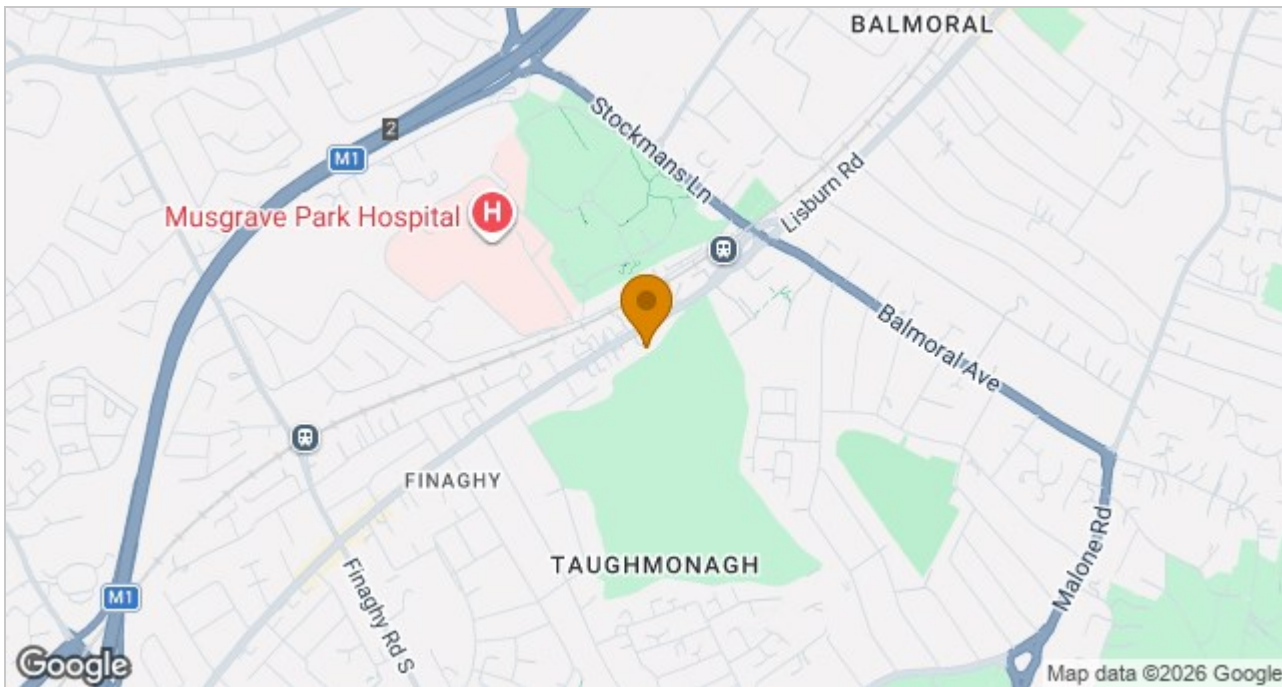


2ND FLOOR



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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