



## Apt 17 Park Royal 841a Lisburn Road, Belfast, BT9 7GY

**Price Guide £220,000**

This excellent first floor apartment located in the popular Park Royal development just off the Lisburn Road has been finished to a high standard throughout. The accommodation comprises spacious open plan living / kitchen / dining, two good size bedrooms master with ensuite and modern bathroom. Additional benefits include gas fired central heating, PVC double glazing windows and a private parking space. 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 appreciated the true quality of this excellent apartment.

- Well Presented First Floor Apartment
- Open Plan Living / Kitchen / Dining
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Two Good Sized Bedrooms ( Master with ensuite )
- Modern Bathroom Suite
- Suitable For A Range Of Prospective Purchasers Including The First Time Buyer, Those Downsizing Or Investors
- Allocated Parking Space & Visitor Parking To Front

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
Northern Ireland		81	82
		<small>EU Directive 2002/91/EC</small>	

**THE ACCOMMODATION COMPRISES  
ON THE FIRST FLOOR  
COMMUNAL ENTRANCE  
APARTMENT 17  
RECEPTION HALL**



Laminate flooring. Built in storage.

**LIVING / KITCHEN / DINING 20'11" x 17'0" at  
widest points (6.4 x 5.2 at widest points)**



Beautiful fitted kitchen comprising range of high and low level units, integrated appliances to include fridge freezer, stainless steel sink unit, dishwasher, washing machine, oven with four ring electric hob, stainless steel extractor fan, part tiled walls and laminate flooring. Doors leading to balcony.



### BEDROOM ONE 12'5" x 9'10" (3.8 x 3.0)



Laminate flooring.

### ENSUITE



White suite comprising low flush W.C, wash hand basin with pedestal and enclosed shower.

### BEDROOM TWO 11'9" x 9'2" (3.6 x 2.8)



Laminate flooring.

### BATHROOM



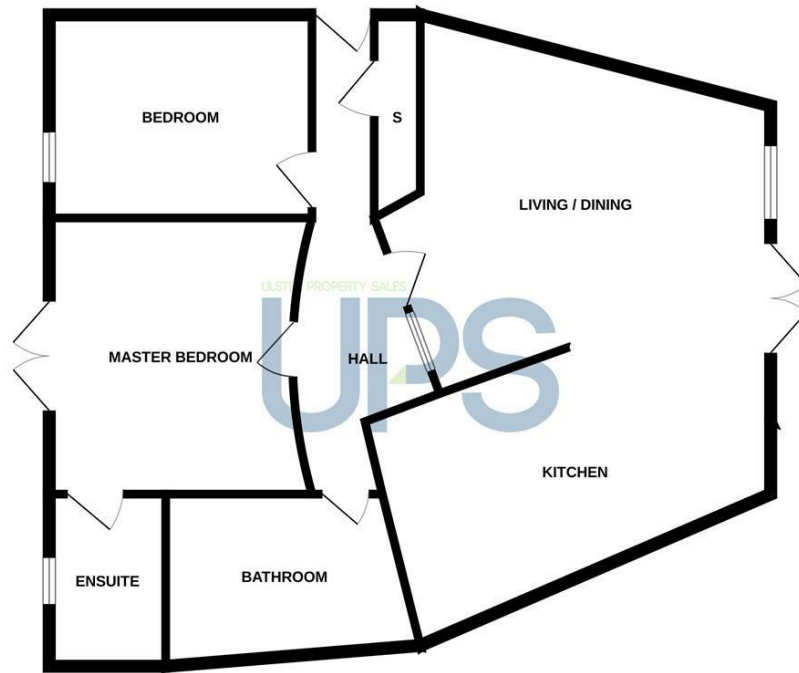
White suite comprising low flush W.C, wash hand basin with vanity unit below, panel bath with shower over, extractor fan and part tiled walls.

### OUTSIDE

Allocated car parking space, visitor parking.

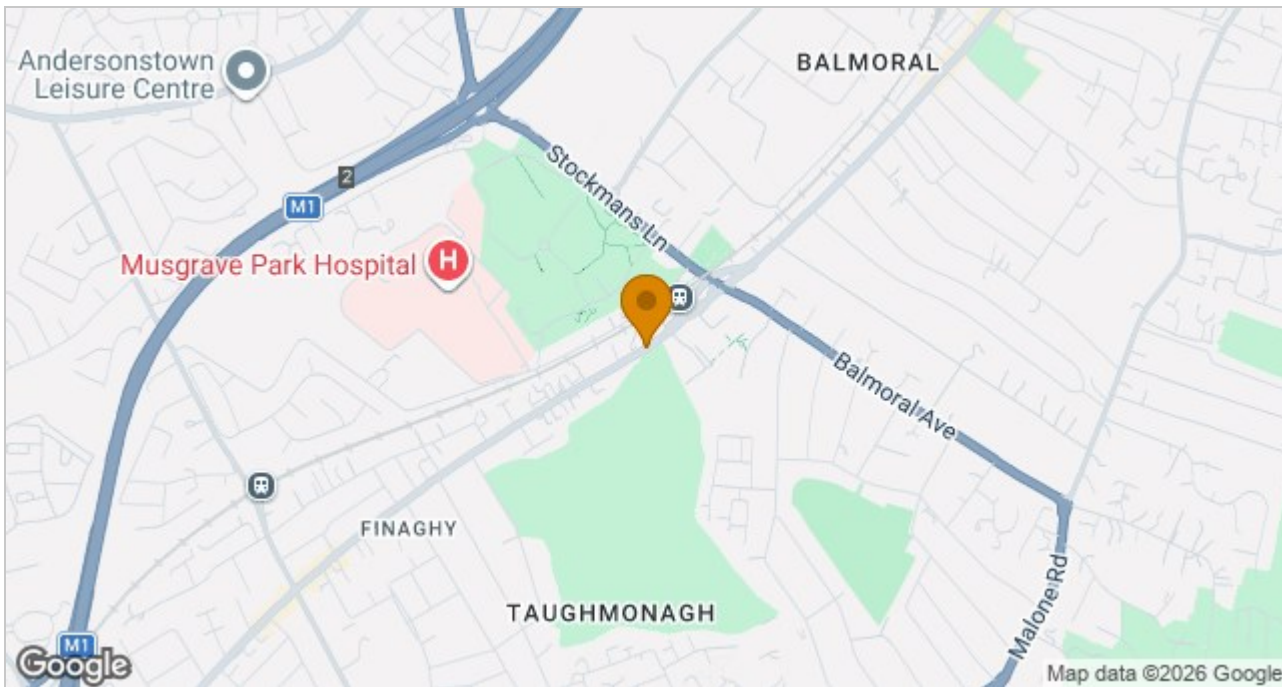
## Floor Plan

### FIRST 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 ©2025.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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