

**E14 THE ELMS
77B MALONE ROAD
BELFAST
BT9 6SB**



- **Fabulous Second Floor Apartment**
- **Bright Spacious Lounge Open Plan to Modern Fitted Kitchen**
- **2 Double Bedrooms**
- **Master Ensuite**
- **Modern Bathroom**
- **Gas Fired Central Heating**
- **Private Car Parking Space**

Offers Over £275,000

Viewing appointment throught Agent

The Elms, Malone Square is situated off the leafy Windsor Park, close to all the amenities and attractions of the Lisburn Road near to the Queens & Stranmillis Area. Apartment 14 is a bright Second Floor Apartment with Lift Access comprising of a kitchen and washrooms finished to an exceptional standard.

Another main feature rarely found in apartments is the subtle and well-designed storage facilities. Accommodation combines a spacious, open planned lounge, dining area and kitchen, two spacious bedrooms, master with ensuite shower room, excellent second bedroom and main bathroom.

There is a dedicated basement car parking with lift access. Viewing is highly recommended to avoid disappointment.

Second Floor

ENTRANCE HALL:

Hardwood floors, spacious storage cupboards



OPEN PLAN KITCHEN/LIVING/DINING: 24' 05" x 16' 01" (7.44m x 4.9m)

Kitchen: Modern finish with range of high and low level units, electric oven, 4 ring gas hob, integrated fridge/freezer & dishwasher, tiled floor.
Reception: Hardwood floors, bright spacious living area



BATHROOM

Comprising of panel bath shower screen floating wash hand basin low flush WC. Mirrored bathroom cabinate with concealed lighting. Mostly tiled and matching tiled floor



BEDROOM (1):

11' 05" x 10' 07" (3.48m x 3.23m)

Master bedroom with en suite shower room.

ENSUITE SHOWER ROOM:

Tiled floor and tiled walls, modern shower unit, wash hand basin with vanity shelf, low flush WC and heated towel rail.



BEDROOM (2):

11' 02" x 10' 04" (3.4m x 3.15m)

Tiled floor and tiled walls, bath with stand under shower and shower screen, wash hand basin with vanity shelf, low flush wc and heated towel rail.



OTHER INFO:

RATES £ 1709

SERVICE CHARGE £ 1626.77

YEARLY INSURANCE IN ADVANCE
£786.07

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

