



4 Glenmore Place, Lambeg, Lisburn BT27 4QT

Offers Over £165,000 Leasehold

SSTC

Superb chain free first floor apartment within this prestige, gated, development set around the renovated 18th Century Glenmore House.

First floor apartment | Gated development | Open plan Kitchen/dining/living | 2 Bedrooms | Bathroom with separate shower | Gas heating | Chain free

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Superb chain free first floor apartment within this prestige, gated, development set around the renovated 18th Century Glenmore House.

Just off the Lambeg Road, this gated development is located close to Lambeg train station, Lady Dixon and Wallace parks, Aberdelghy Golf Course and offers superb convenience to both Belfast. and Lisburn.

This spacious apartment offers open plan living/kitchen accommodation and two generous double bedrooms sharing a modern bathroom with separate shower. It benefits from underfloor gas central heating and PVC double glazing.

Just across the road is Lambeg Park and play area, which offers an open view from the living and dining spaces.

With the security of electric entrance gates, there is ample parking within the well maintained scheme and residents can also avail of the communal garden areas.

Ideally suited to owner occupiers or investors we anticipate strong demand for this quality property - book your viewing now!

Tenure: Leasehold

GROUND FLOOR :

Communal hallway

Secure entry system. Stairs to first floor level and entrance.

FIRST FLOOR:

Entrance hall

Laminate flooring. Large storage cupboard off.

Open plan Kitchen/dining/living

w: 4.5m x l: 6.27m (w: 14' 9" x l: 20' 7")

(max) Kitchen area with range of high and low level units with 'Hotpoint' oven and 4 ring gas hob, extractor over. Vinyl flooring. Part tiled walls. Cornice. Gas boiler.

Living /dining area with laminate flooring. Balconette with double doors, overlooking the neighbouring park. Cornice.

Bedroom 1

w: 3.1m x l: 5.06m (w: 10' 2" x l: 16' 7")

Laminate flooring. Cornice. Overlooking car park and communal grounds.

Bedroom 2

w: 3.07m x l: 5.06m (w: 10' 1" x l: 16' 7")

Laminate flooring. Cornice. Overlooking car park and communal grounds.

(max dimensions)

Bathroom

Panelled bath, mixer tap. Pedestal wash hand basin, mixer tap. Low flush WC. Shower enclosure with mixer shower. PVC tile effect wall panels. PVC panelled ceiling.

Outside

Gated access to parking and communal garden areas.

Tenure

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

Rates payable

From LPSNI - Estimated domestic rate bill £1,000.00



Service Charge

We understand the management company/service charge is c. £300.00 per quarter





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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 energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.