



75 Badgers Lane, Lisburn BT28 2ZH

OIRO £129,950 Leasehold

A 2 bedroom ground floor apartment within this modern apartment building in the popular Woodbrook area of Lisburn.

Ground floor apartment | Kitchen/family/dining | 2 Bedrooms | Shower Room | Gas heating | PVC Double Glazing | Communal parking | No Onward Chain |

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A 2 bedroom ground floor apartment within this modern apartment building in the popular Woodbrook area of Lisburn.

The apartment offers two good sized bedrooms each with solid wood flooring and built in sliderobes, a shower room, and an open plan kitchen / dining / living room with own door access to the front.

The property benefits from a good energy rating, gas central heating and PVC double glazing. Externally there is communal parking to the rear and this block overlooks a large open landscaped greenspace within the development.

To the rear of the block is a shared parking area, with secure entry system to a communal hall, stairs to the upper levels, and separate access to this apartment.

The Woodbrook area is located just off the Ballinderry Road and has excellent accessibility to nearby countryside, Lisburn City Centre (there is an on-site bus service to the city centre) and good road links for those travelling to Belfast or beyond (there is a bus service to the International Airport on the main Ballinderry Road, close to the entrance of the development). Neighbourhood shops and supermarkets are also close by.

Ideally suited to first time buyers, investors and the retirement market, if you're seeking modern ground floor level living space then book your viewing by appointment through Falloon Estate Agents.

Tenure: Leasehold

Parking options: Residents

Entrance hall

Access from communal rear hallway. Solid oak flooring. Single panelled radiator. Glazed door to lounge.

Lounge

w: 3.24m x l: 6.56m (w: 10' 8" x l: 21' 6")

Door to front seating and communal garden area. Solid oak flooring. 2 double panelled radiators.

Open to kitchen.

Kitchen

w: 1.93m x l: 4.45m (w: 6' 4" x l: 14' 7")

Good range of white gloss units with integrated appliances, to include, 4 ring ceramic hob with electric under oven and stainless steel extractor over, fridge, freezer and washing machine. Stainless steel sink unit, mixer tap. Solid oak flooring. Part tiled walls.

Bedroom 1

w: 3.18m x l: 3.63m (w: 10' 5" x l: 11' 11")

Solid oak flooring. Built in wardrobe, sliding doors. Single panelled radiator.

Bedroom 2

w: 2.87m x l: 3.6m (w: 9' 5" x l: 11' 10")

Solid oak flooring. Built in wardrobe, sliding doors. Single panelled radiator.

Shower Room

Panelled shower enclosure with mixer shower. Wash hand basin with mixer tap. Low flush WC. Part tiled walls. Tiled floor. Extractor fan.

Outside

Communal parking to rear.

Seating and garden area to front.



Rates payable

From LPSNI website - estimated domestic rate bill £857.00

Tenure

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

Service Charge

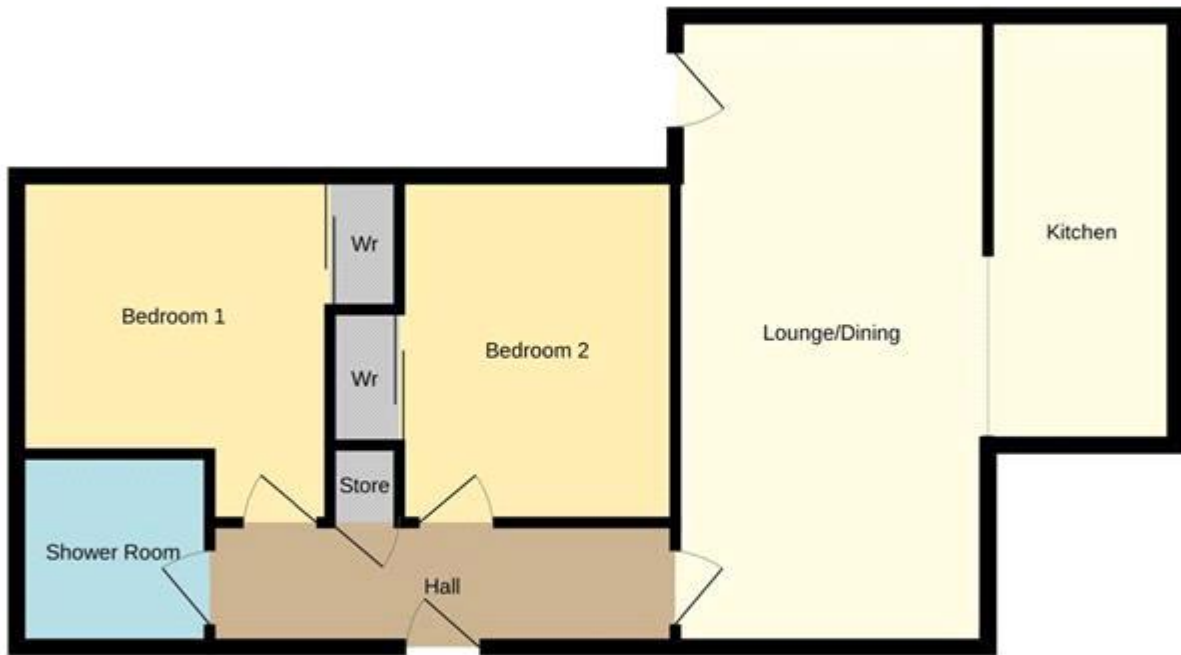
We are advised that the current service charge is £392.80 per quarter (£1571.20 per annum).

Ground Rent

We are advised that Ground Rent is £125.00 per annum



Ground 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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.