

**2 Bed  
Apartment  
located in**

**LONGSTAND**



B5 Bryanscourt, Osborne  
Park  
Belfast  
BT9 6JS



**Entrance Hallway**  
10'0" x 6'5"  
uPVC entrance door with glazing, timber effect flooring and (1.46m x 0.54m) storage cupboard.

**Kitchen/Dining**  
11'4" x 11'0"  
Timber effect flooring and shaker style full fitted kitchen with integrated fridge freezer, four ring induction hob, dishwasher, eye-level oven and space for tumble dryer.

**Living Room**  
17'10" x 12'4" max  
Bright, south facing room with bespoke built in bookshelf and media unit.

**2nd Hallway**  
3'3" x 3'0"  
Timber effect flooring

**Bedroom 1**  
12'9" x 11'0"  
Double bedroom with timber effect flooring and built in wardrobe.

**Bedroom 2**  
12'3" x 9'2"  
Double bedroom with timber effect flooring and built in wardrobes.

**Shower Room**  
8'9" x 6'4"  
Tiled floor with part tiled walls. Contemporary fitted suite including enclosed shower cubicle with mira dual drench electric shower, sink with mixer tap and WC. (0.88m x 0.82m) hot-press.

£1,350 Per month

Osborne Park, ideally located in-between the Malone Road and Lisburn Road, to this day remains one of Belfast's premier addresses. Bryanscourt is a long established development of apartments at the Lisburn Road end of Osborne Park with pristine resident spaces and is overall well maintained to the present day.

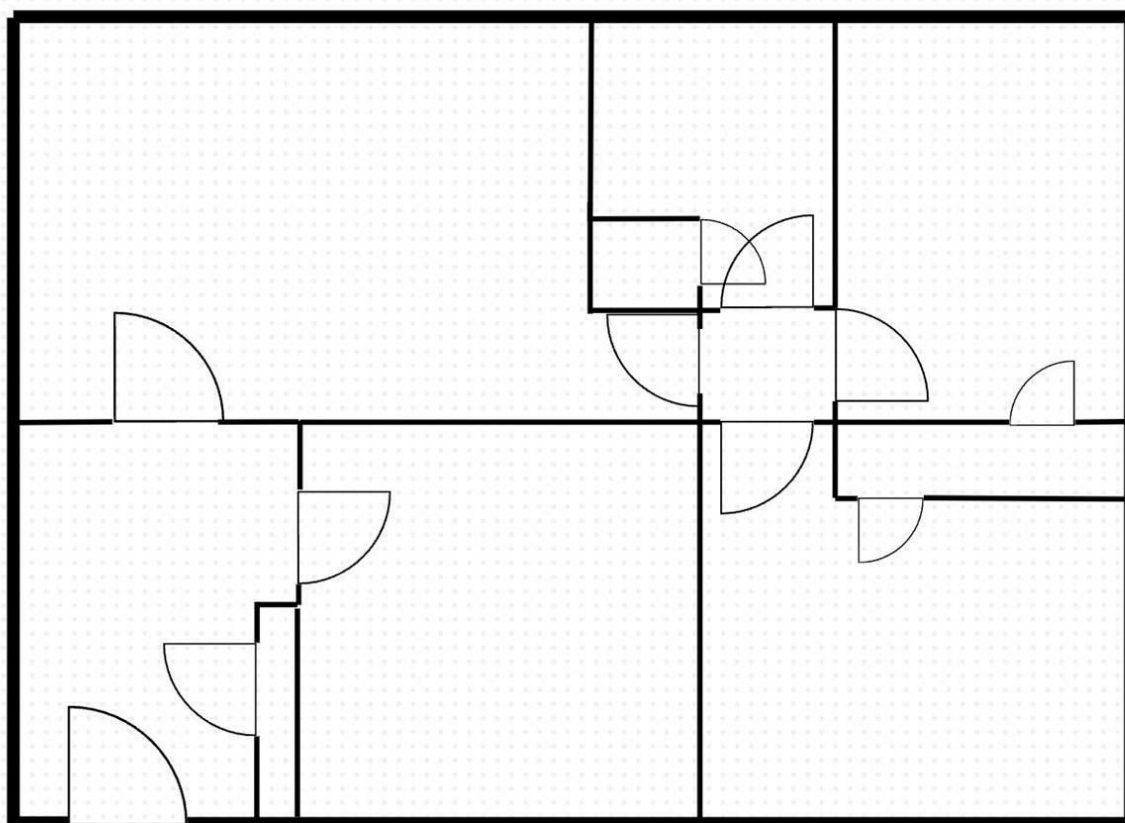
B5 is a top floor two bedroom apartment presented in walk-in condition that has undergone an extensive recent renovation. The renovations include a new kitchen, shower room, flooring, radiators, ceiling insulation and a bespoke fitted bookshelf and media unit in the living room. The dual aspect interior is bright throughout the day and comprises entrance hallway, kitchen/dining, living room, two double bedrooms with built in storage and a shower room.


The apartment includes a designated parking space and is fully furnished.

The location of the property cannot be overstated, with Osborne Park situated in-between the vibrant Malone and Lisburn Road. The Bowery and Crafty Vintner are on the doorstep of the property as are ample cafes, delicatessens, butchers and general shops. Belfast city centre is within three miles of the property and the Balmoral train station is half a mile away.



## B5 Bryanscourt Floorplan



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

## DIRECTIONS

## CONTACT

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