

# FLAT 2 HOLYROOD MANOR

## **BELFAST BT9 5DA**

Offers Around **£265,000** 

JOHNMINNIS.CO.UK 🛛 🗗 🖸 🕑 👉



### APARTMENT | 2 ⊨ | N 🛱 | 1 🗁

#### Add text here

- Immaculately Presented Ground Floor Apartment
- Within Walking Distance to Lisburn Road and Stranmillis with their Range of Shops, Restaurants and Boutiques
- Bright and Spacious Accomodation Throughout
- Two Double Bedrooms with Main Bedroom Incorporating En Suite Shower Room
- Fully Fitted Contemporary Kitchen with Range of Built-in Appliances, Open to Large Living/Dining Area
- Family Bathroom with Modern White Suite
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Private Balcony with Excellent Privacy Ideal for Outdoor Entertaining, Additional Communal Gardens
- One Allocated Parking Space



#### **ROOM DETAILS**

COMMUNAL ENTRANCE:	<i>BEDROOM (1):</i> (15'11" × 11'8")
COMMUNAL RECEPTION	ENSUITE SHOWER ROOM:
PORCH:	BEDROOM (2):
FRONT DOOR:	(13'9" x 11'5") KITCHEN OPEN
RECEPTION PORCH:	PLAN TO LIVING AND DINING
RECEPTION HALL:	<i>SPACE;</i> (26'3" x 15'3")
FAMILY BATHROOM:	Outside



#### DIRECTIONS

Travelling along the Malone Road in the direction of Belfast City Centre, turn right on to Holyrood. Holyrood Manor is at the bottom of the lane. Flat 2 is on the ground floor on the right hand side.







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Very energy efficient - lower run	ning costs			
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(55-68)	)			
(39-54)	Ε			
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(1-20)		G		
Not energy efficient - higher run	ning costs			

THE LOCAL AREA

Scan QR code for more details and to arrange a viewing.

**OUR BRANCHES** 

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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