



Tucked in a quiet location, just off Newforge Lane, this spacious, first floor apartment occupies a most desirable location. The property benefits from delightful, well stocked and landscaped surrounding communal gardens.

The well-maintained property offers excellent, balanced accommodation comprising; entrance hall with storage cupboards and access to good sized roofspace, lounge, fitted kitchen with dining area, two well proportioned bedrooms, one with a new ensuite and a main bathroom.

Convenient to public transport, the main motorway network and Belfast City Centre, this property is sure to appeal.

Offers Over
£199,950

4C Newforge Grange,
Malone,
BELFAST,
BT9 5QB

Viewing by
appointment
through agent
028 9066 3030

- Spacious First Floor Apartment in Prime Malone Road Location
- Communal Hall and Stairs to First Floor
- Entrance Hall with Storage Cupboards and Access to Good Sized Roof Space
- Large Bright Lounge
- Fitted Kitchen with Dining Area
- Two Good Sized Bedrooms, One with Ensuite Shower Room
- Main Bathroom
- Electric Heating
- Communal Car Parking and Surrounding Gardens
- Ideal Location Easy Commuting Distance to Many Amenities, into The City Centre and the Main Arterial Network

The Property Comprises:

First Floor

Hardwood front door to:

ENTRANCE HALL: Access to roofspace. Storage cupboard and airing cupboard.

LOUNGE OPEN PLAN TO DINING AREA: 22' 2" x 14' 3" (6.76m x 4.34m) (at widest points).

FITTED KITCHEN: 11' 2" x 11' 1" (3.4m x 3.38m) (at widest points). Range of high and low level units, work surfaces, one and a half bowl single drainer sink unit, space for cooker, space for fridge/freezer. Plumbed for washing machine and dishwasher. Space for tumble dryer, part tiled walls, low voltage spotlights.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath with shower over, fully tiled walls, ceramic tiled floor, heated towel rail, extractor fan.

BEDROOM (1): 12' 7" x 10' 4" (3.84m x 3.15m) (at widest points). Wood floor, built-in robes with mirrored doors.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle, ceramic tiled floor.

BEDROOM (2): 9' 7" x 9' 7" (2.92m x 2.92m) (at widest points). Wood floor.

Outside

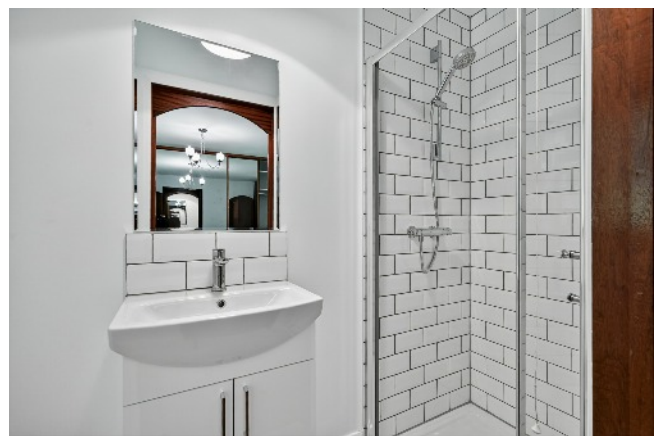
Resident and visitor car parking.

Management company

Currently Bennets - Changing to Pinpoint

Management Company.

Management Fee: £1,200 per annum.

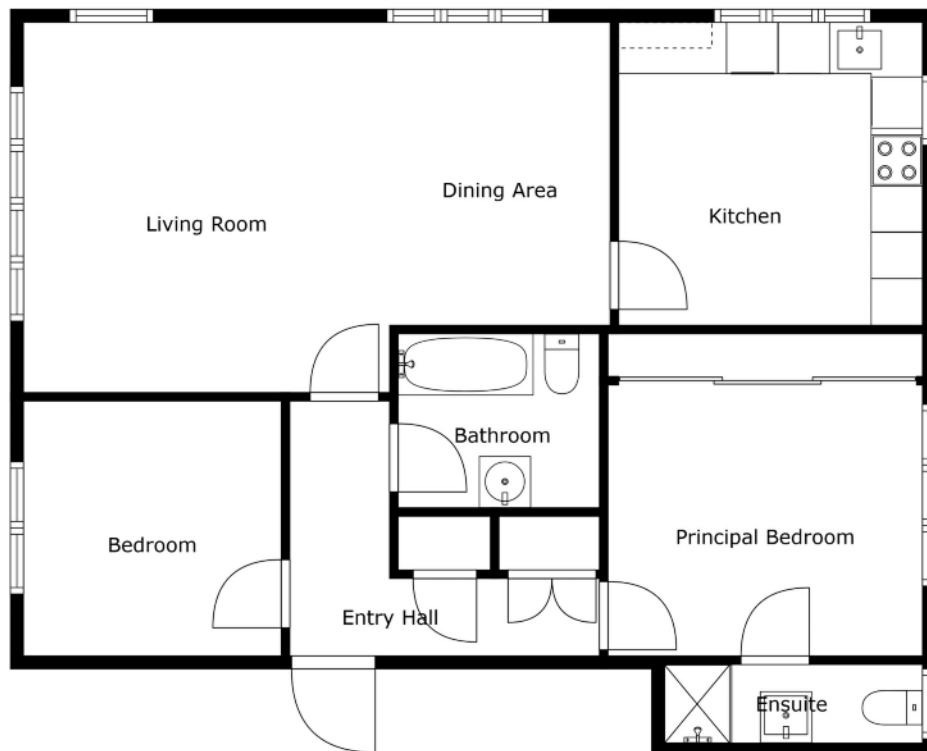


Telephone 028 9066 3030

www.templetonrobinson.com

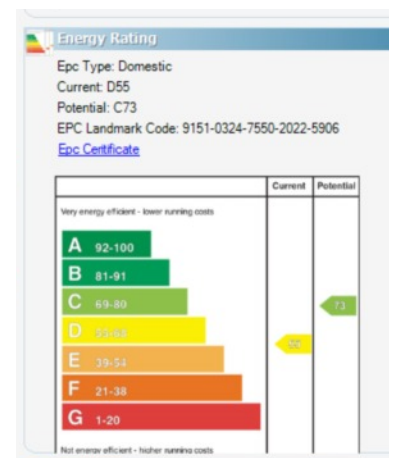
Location:

From the Malone Road heading out of the city turn left at the traffic lights at Balmoral Avenue onto Newforge Lane then left into Newforge Grange.



Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.