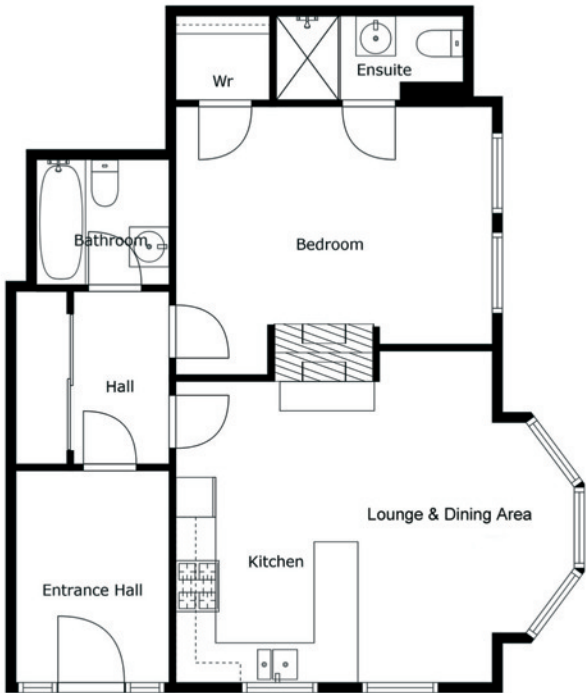


Management company
Flat Management Services.

Service Charge
£265 per quarter includes gardening, window cleaning and insurance.

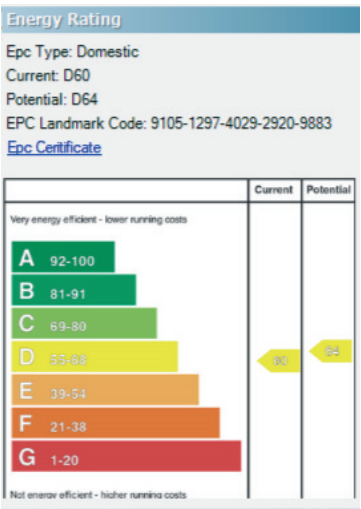
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Sizes And Dimensions Are Approximate. Actual May Vary.

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



This spacious, ground floor apartment occupies a superb situation overlooking the Malone Road within this exclusive development and is convenient to public transport, Lisburn Road shopping facilities, restaurants and coffee shops and ease of access into the city centre. The property offers well proportioned accommodation comprises; entrance hall/study area, lounge with bay window open plan to modern fitted kitchen with casual dining area, good sized double bedroom and ensuite shower room. There are period features including; solid wood floors, bay windows, high ceilings and cornice ceilings. Externally there is car parking for one car and visitor parking, covered veranda to the front. This superb apartment will appeal to a wide range of buyers with early viewing essential to appreciate it, in its entirety.

Offers Over
£225,000

Apt A Seaver House,
138 Malone Road,
BELFAST,
BT9 5LH

Viewing by
appointment with
& through agent
028 9066 3030

Apt A Seaver House,
138 Malone Road,
BELFAST, BT9 5LH

Property Features

- Spacious Ground Floor Apartment with Covered Veranda to the Front
- Entrance Hall
- Reception hall/Study Area
- Modern Bathroom
- Good Sized Lounge with Bay Window and Wood Floor
- Open Plan to Modern Fitted Kitchen and Casual Dining Area
- Good Sized Bedroom with Walk-in Wardrobe & Ensuite Shower Room
- Gas heating / Sash Double Glazed Windows
- One Car Parking Space and Visitor Parking
- Conveniently Located to Public Transport, Lisburn Road Shopping Facilities, Restaurants and Coffee Shops, Ease of Access Into The City Centre
- Ideal for a Range of Buyers Including Owner Occupiers and Investors
- Well Presented with Period Features such as High Ceilings & Cornicing

Location:

From City Centre on Malone Road number 138 (Seaver House) is on the left just after Bladon Drive.

Property Comprises

Ground Floor

Hardwood front door and glazing to . . .

ENTRANCE HALL/PORCH: 10' 8" x 7' 9" (3.25m x 2.36m) Ceramic tiled floor. Hardwood door and glazing to . . .

RECEPTION HALL: Ceramic tiled floor, storage cupboards.

LOUNGE & DINING AREA OPEN PLAN TO MODERN FITTED

KITCHEN: 20' 2" x 15' 11" (6.15m x 4.85m) Sandstone fireplace, part wood floor, part ceramic tiled floor, bay window, cornice ceiling, low voltage spotlights. Range of high and low level units, wood effect work surfaces, 1.5 bowl stainless steel single drainer sink unit, gas fired boiler, integrated fridge/freezer, integrated washing machine, integrated Smeg oven, four ring Beko gas hob, stainless steel extractor fan, tiled splashback, integrated dishwasher.

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

BEDROOM (1): 15' 9" x 13' 2" (4.8m x 4.01m) Solid wood floor, cornice ceiling, walk-in storage cupboard.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, uPVC sheeted shower, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

Outside

One car parking space and visitor parking, covered paved veranda to the front.

