



Apt 10 Stratfield House is an exceptionally presented spacious first-floor apartment, ideally positioned just off the prestigious Malone Road. Finished to a high standard throughout, the property comprises a bright open plan living/dining area, a contemporary fitted kitchen, two well-proportioned double bedrooms (one with a stylish en-suite), and a modern main bathroom. The apartment also benefits from excellent storage space throughout.

Additional features include secure underground parking, gas-fired central heating, and double glazing. Perfectly located within walking distance of Queen's University and Belfast City Hospital, this fantastic apartment combines comfort, convenience, and style — making it an ideal choice for professionals, downsizers, or investors alike.

Offers Over  
£265,000

Apt 10 Stratfield House,  
Wellington Park Terrace,  
BELFAST,  
BT9 6DR

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Viewing by  
appointment  
through agent  
028 9066 3030

- Exceptionally presented, spacious first-floor apartment
- Two generous double bedrooms, one with en-suite
- Bright open-plan living and dining area
- Contemporary fitted kitchen with range of built in appliances
- Modern main bathroom
- LED downlights throughout
- Excellent storage space throughout
- Gas-fired central heating/ Double glazed
- Secure underground parking
- Conveniently located between Malone and Lisburn Road
- Within walking distance of Queen's University Belfast and Belfast City Hospital
- Ideal for professionals, downsizers, or investors alike



The Property Comprises:

Communal front door, stairs and lift to...

#### First Floor

Hardwood door to...

ENTRANCE HALL: High quality wooden floor, built in storage cupboard, additional built in cupboard with Valiant gas fired boiler, combined washing machine/tumble dryer.



KITCHEN/LIVING/DINING AREA: 25' 4" x 14' 6" (7.72m x 4.42m) Range of high and low level units, laminate worktops, under cupboard lighting, stainless steel single drainer sink unit with mixer tap, built in Bosch oven with 4 ring gas hob, stainless steel splash back and extractor fan, integrated fridge/freezer, pull out larder cupboard, integrated dishwasher, ceramic tiled floor, open to ample dining and living area with high quality wooden floor.



BEDROOM (1): 11' 8" x 16' 4" (3.56m x 4.98m)

Feature picture window, twin built in wardrobes, built in cupboard.



ENSUITE: White suite comprising close coupled WC, floating wash hand basin with chrome mixer tap, built in tiled shower cubicle with chrome shower unit, part tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 11' 9" x 11' 1" (3.58m x 3.38m)

Large walk in storage cupboard, picture window.



BATHROOM: White suite comprising close coupled WC, floating wash hand basin with chrome mixer tap, bath with built in shower unit, shower screen, full height tiling, ceramic tiled floor, part tiled walls.



Management company

Charles White.

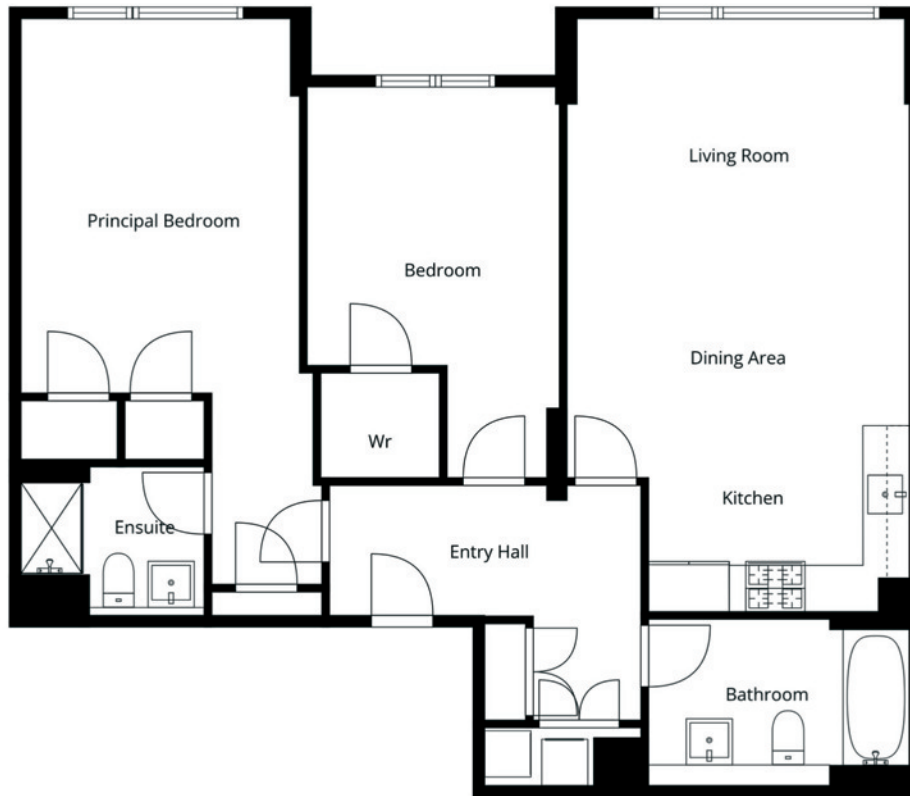
Service Charge

£106.05 per month.

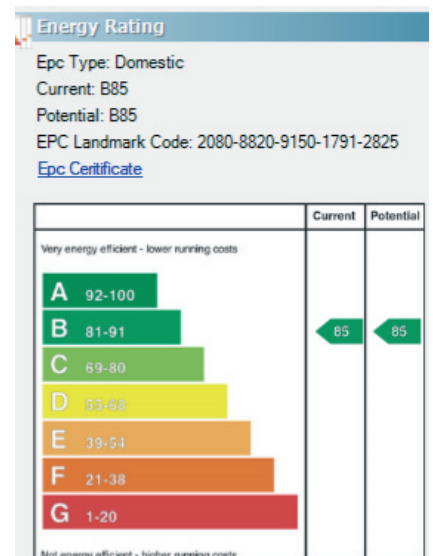
Location:

Travelling along the Malone Road, turn onto Wellington Park. As you drive down on your left is a secluded road called Wellington Park Terrace. Turn off onto Wellington Park Terrace and Stratfield House is immediately on your right.





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](http://www.templetonrobinson.com)

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