



This well presented, second floor apartment is situated in one of Malone's most prestigious developments and has direct access to the city centre via both the Malone and Lisburn Roads by car or public transport, and benefits from a balcony.

The accommodation comprises; entrance hall with cloaks and utility cupboard, lounge with dining area open plan to modern fitted kitchen with range of integrated appliances. The principal bedroom benefits from twin built in robes, an ensuite shower room and faux balcony, second double bedroom with built in robes and modern bathroom.

The apartment has double glazing, gas heating and one secure allocated basement car parking space.

Viewing is highly recommended to fully appreciate this fine apartment and all it has to offer.

**Offers Over  
£295,000**

Apartment B8,  
Malone Square,  
The Beeches,  
42 Windsor Park,  
BELFAST, BT9 6JU

**Viewing by  
appointment  
through agent  
028 9066 3030**



- Well Presented Second Floor Apartment in Prime Malone Road Location and Basement Car Parking
- Communal Hall with Stairs and Lift to Second Floor
- Entrance Hall with Cloaks Cupboard and Utility Cupboard
- Lounge Open Plan to Dining Area with Door to South Facing Balcony
- Modern Fitted Kitchen with Range of Integrated Appliances
- Two Good Sized Bedrooms, Both with Built In Robes and Principal Bedroom with Ensuite Shower Room
- Modern Bathroom
- Gas Heating / Double Glazing
- 'Smart Homes' Sound System
- One Basement Allocated Car Parking Space
- Ready for a New buyer to Move in and Enjoy Whether it be an Owner Occupier or Investor
- Host of Amenities on Lisburn Road & in Malone only Minutes Away, Only a Short Distance to the City Centre and the Main Motorway Networks

The Property Comprises:

Second Floor

Hardwood front door to:

ENTRANCE HALL: Wood floor, utility cupboard (plumbed for washing machine), gas boiler, store cupboard.

LOUNGE/DINING ROOM: 17' 8" x 14' 10" (5.38m x 4.52m) (at widest points). Wood floor, low voltage spotlights, door to balcony. Open plan to:

MODERN FITTED KITCHEN: 12' 2" x 6' 11" (3.71m x 2.11m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, four ring Bosch gas hob, stainless steel extractor fan and splashback, Bosch oven, integrated fridge/freezer, integrated Smeg dishwasher, ceramic tiled floor, low voltage spotlights.



BEDROOM (1): 13' 6" x 11' 7" (4.11m x 3.53m)

Double built-in robes.

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

BEDROOM (2): 10' 11" x 10' 4" (3.33m x 3.15m)

Built-in robe, low voltage spotlights.

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



Outside

One allocated car parking space.



Management company

Charterhouse Management Company:

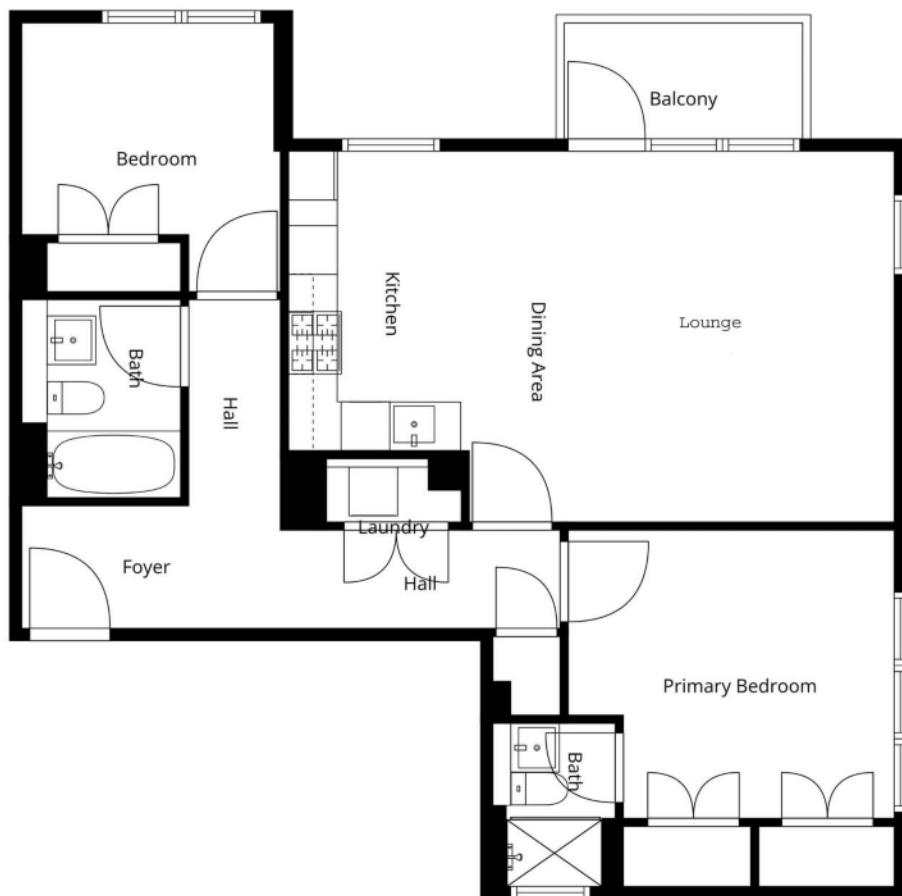
Management Fee and Insurance: £2413.47 per annum



Telephone 028 9066 3030  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Location:

From City Centre on Malone Road, turn left after Petrol Station onto Windsor Park and Malone Square is on the left hand side.



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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