



An excellent ground floor apartment in this exceptional development of modern apartments situated in a prime residential location close to the main Lisburn Road in South Belfast with its host of restaurants, shopping facilities and access to Belfast City Centre.

The accommodation comprises a spacious and impressive living room and dining area, outstanding modern kitchen with extensive range of built-in units, three bedrooms (the principal bedroom having an ensuite shower room), and a deluxe bathroom. Additionally the property benefits from PVC framed double glazed windows, Phoenix gas central heating and to the outside a parking space.

We are confident that potential purchasers will be suitably impressed upon internal inspection.

Offers Over
£245,000

Apt 4 Marlborough Manor,
48 Marlborough Park
South,
Belfast,
BT9 6HR

Viewing by
appointment
through agent
028 9066 3030



- Outstanding Ground Floor Apartment in prime residential location
- Excellent accommodation in close proximity to the Lisburn Road
- Spacious Drawing Room with Dining Area
- Superb Shaker style Kitchen
- Three Bedrooms (Principal with Ensuite Shower Room)
- Delightful internal presentation throughout
- Parking space
- Phoenix gas central heating
- uPVC double glazed windows

The Property Comprises:

Ground Floor

Solid wooden door to . . .

COMMUNAL HALLWAY: Marble tiled floor, letter boxes. Door to apartment.

HALLWAY: Solid wood floor, cornice ceiling, cloaks, telephone entry system, 2 further storage cupboards, shelves, plumbed for washing machine.

LIVING ROOM WITH DINING AREA: 18' 0" x 12' 7" (5.49m x 3.84m) (Into bay at widest points)

Cornice ceiling, feature stone fireplace with slate hearth and gas coal effect fire, bay window, archway.



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SUPERB SHAKER STYLE KITCHEN: 14' 9" x 10' 7" (4.5m x 3.23m) (at widest points) Extensive range of high and low level units , work surfaces, 1.5 bowl single drainer stainless steel sink unit with mixer taps, integrated electric oven and 4 ring gas hob with extractor canopy and hood, integrated Ariston dishwasher, integrated Ariston fridge freezer, part tiled walls, fully tiled ceramic floor, low voltage spotlights.



DELUXE BATHROOM: White suite comprising panelled bath, low flush wc, pedestal wash hand basin, part tiled walls, fully tiled floor, low voltage spotlights, extractor fan, feature heated towel rail.



PRINCIPAL BEDROOM: 14' 4" x 10' 11" (4.37m x 3.33m) (at widest points).

ENSUITE SHOWER ROOM: Fully tiled corner shower unit with screen doors, plumbed for wc, pedestal wash hand basin, part tiled walls, fully tiled walls, fully tiled floor, low voltage spotlights.



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BEDROOM (2): 11' 11" x 9' 10" (3.63m x 3m) (at widest points).

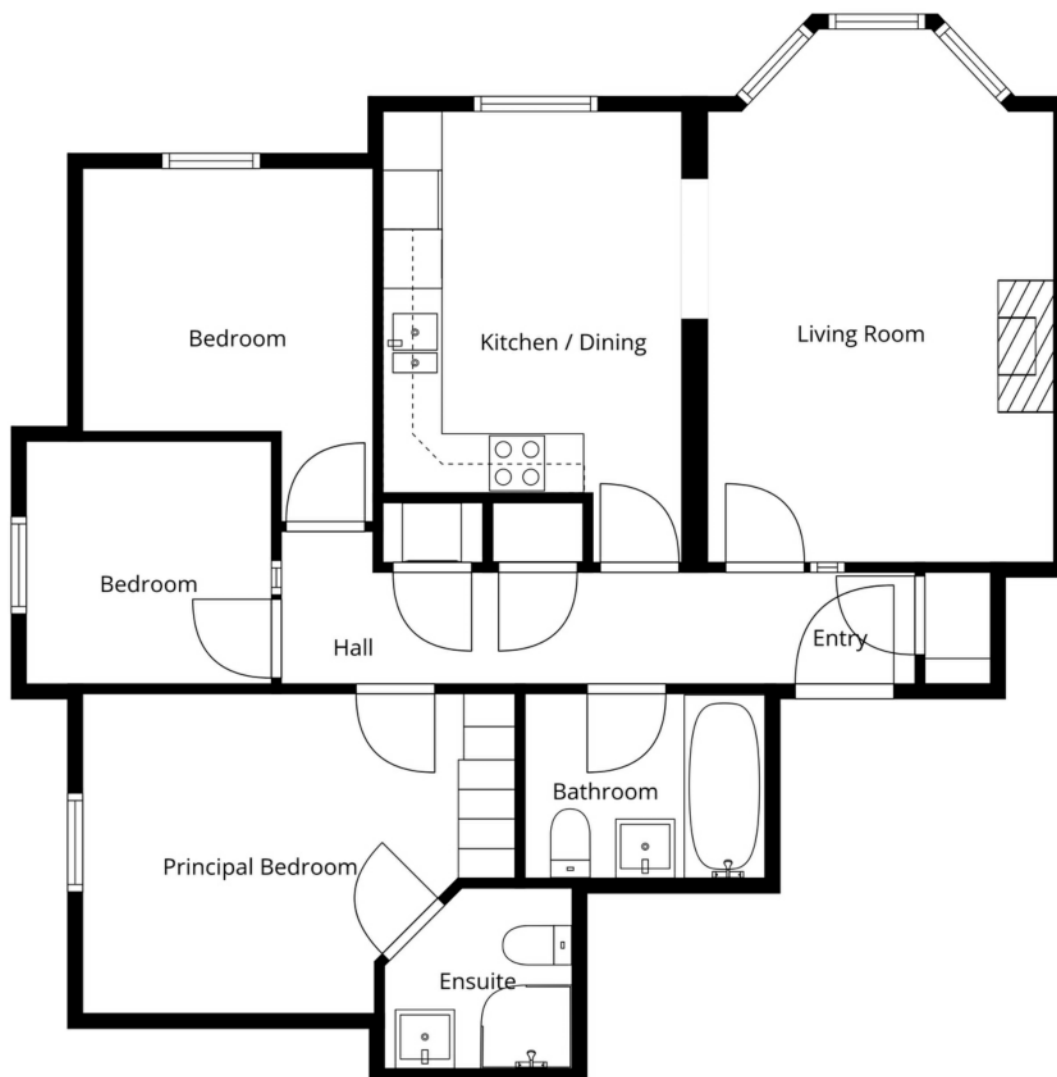


BEDROOM (3)/STUDY: 8' 5" x 7' 10" (2.57m x 2.39m)



Outside

Front tarmac driveway with communal parking.



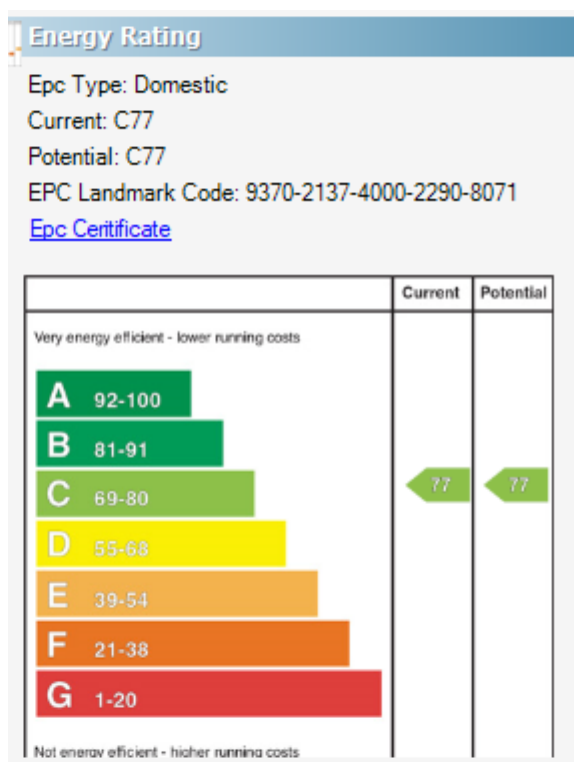
Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Lisburn Road heading out of town just before Cranmore Park turn left into Marlborough and then first right into Marlborough Park South.

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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.