

Management company

CSM: Management Fee: £1525 per annum (£127.08 per month).

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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

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Modern, One Bedroom Apartment in Ideal Location just off the Lisburn Road, walking distance of many local amenities in the area; Royal and City Hospitals, City Centre with private balcony and access to communal roof terraces.

This apartment comprises; entrance hall with excellent cloaks cupboard, good sized lounge with dining area open plan to modern fitted kitchen, double bedroom and modern shower room.

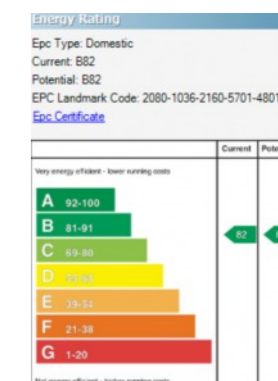
The apartment benefits from gas heating, double glazed windows, a balcony overlooking the Lisburn Road and communal roof top terraces and views over South Belfast. There is a communal laundry room on the ground floor.

Early viewing is recommended as recent sales in this block have proven very popular.

Offers Over
£134,950

2.3 117 Lisburn Road,
Lisburn Road,
Belfast,
BT9 7AF

Viewing by
appointment with
& through agent
028 9066 3030



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Property Features

- Bright and Airy Second Floor Apartment with Balcony
- Communal Stair and Lift
- Entrance Hall with Large Cloaks Cupboard
- Lounge with Dining Area Open Plan to Modern Fitted Kitchen with Range of Integrated Appliances
- Excellent Double Bedroom with Built in Storage
- Modern shower room
- Gas Heating
- Communal Laundry room complete with washing machine and tumble dryers
- Ready for Any New Purchaser to Move in and Enjoy
- Suitable for An Owner Occupier or Investor

Location:

Heading up Lisburn Road out of the City, 117 Lisburn Road is located on the right, in between Dunluce Avenue and Ulsterville Avenue.

Property Comprises

Ground Floor

COMMUNAL CORRIDOR:

BIN STORE:

LAUNDRY:

Stairs to . . .

Second Floor

HALL: Hardwood front door. Storage cupboard.

KITCHEN/LIVING ROOM: 15' 8" x 9' 1" (4.78m x 2.77m) High and low level units, built-in oven, four ring hob, extractor fan, laminate wooden worktops, stainless steel sink unit, laminate wooden floor, storage cupboard with boiler, outlook to Lisburn Road. Door to:

BALCONY:

BEDROOM: 11' 2" x 8' 5" (3.4m x 2.57m) Built-in storage cupboard.

SHOWER ROOM: Low flush wc, part tiled walls, extractor fan, walk-in shower, pedestal wash hand basin.

