



A superb first-floor apartment located in a highly sought-after development on the main Lisburn Road in South Belfast. This prime location offers excellent convenience, with a wide range of shops, restaurants, and bars just moments away, along with easy access to the City Centre via a regular local bus service.

The accommodation comprises a spacious living room opening to a modern fitted kitchen with a casual dining area. There are two double bedrooms, including a principal bedroom with an en suite shower room, as well as a contemporary main bathroom.

Further benefits include a large balcony overlooking the Lisburn Road, gas-fired central heating, and a secure underground parking space.

**Offers Over
£260,000**

Apt 1 501 Lisburn Road,
BELFAST,
BT9 7EZ

Viewing by
appointment
through agent
028 9066 3030



- Impressive apartment development on main Lisburn Road in South Belfast
- Spacious first floor apartment in prime location
- Living room opening to modern fitted kitchen with granite work tops and dining area
- Two well-proportioned bedrooms
- Deluxe main bathroom
- uPVC double glazed window frames
- Gas fired central heating
- Intercom video entry system
- Convenient access to all local amenities on Lisburn Road
- Secure underground parking

The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE: Stairs and lift to . . .

First Floor

Front door to . . .

RECEPTION HALL: Oak wooden floor, low voltage spotlights.

KITCHEN: 29' 2" x 13' 11" (8.89m x 4.24m) Range of high and low level units, granite worktops, single drainer, stainless steel 1.5 bowl sink unit with mixer tap, built-in Neff oven with four ring gas hob, stainless steel splashback and extractor fan, integrated fridge and freezer, integrated dishwasher, integrated washing machine, built-in wine rack, ceramic tiled floor, casual dining area with concealed built-in Worcester gas fired boiler. Open to ample dining and living area with dual aspect windows.



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Double glazed sliding doors to . . .

BALCONY: Paved patio, overlooking the Lisburn Road, ideal for barbecue.



BEDROOM (1): 14' 9" x 9' 10" (4.5m x 3m) Oak wooden floor.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, built-in shower cubicle with chrome shower unit, ceramic tiled floor, low voltage spotlights, chrome heated towel rail.



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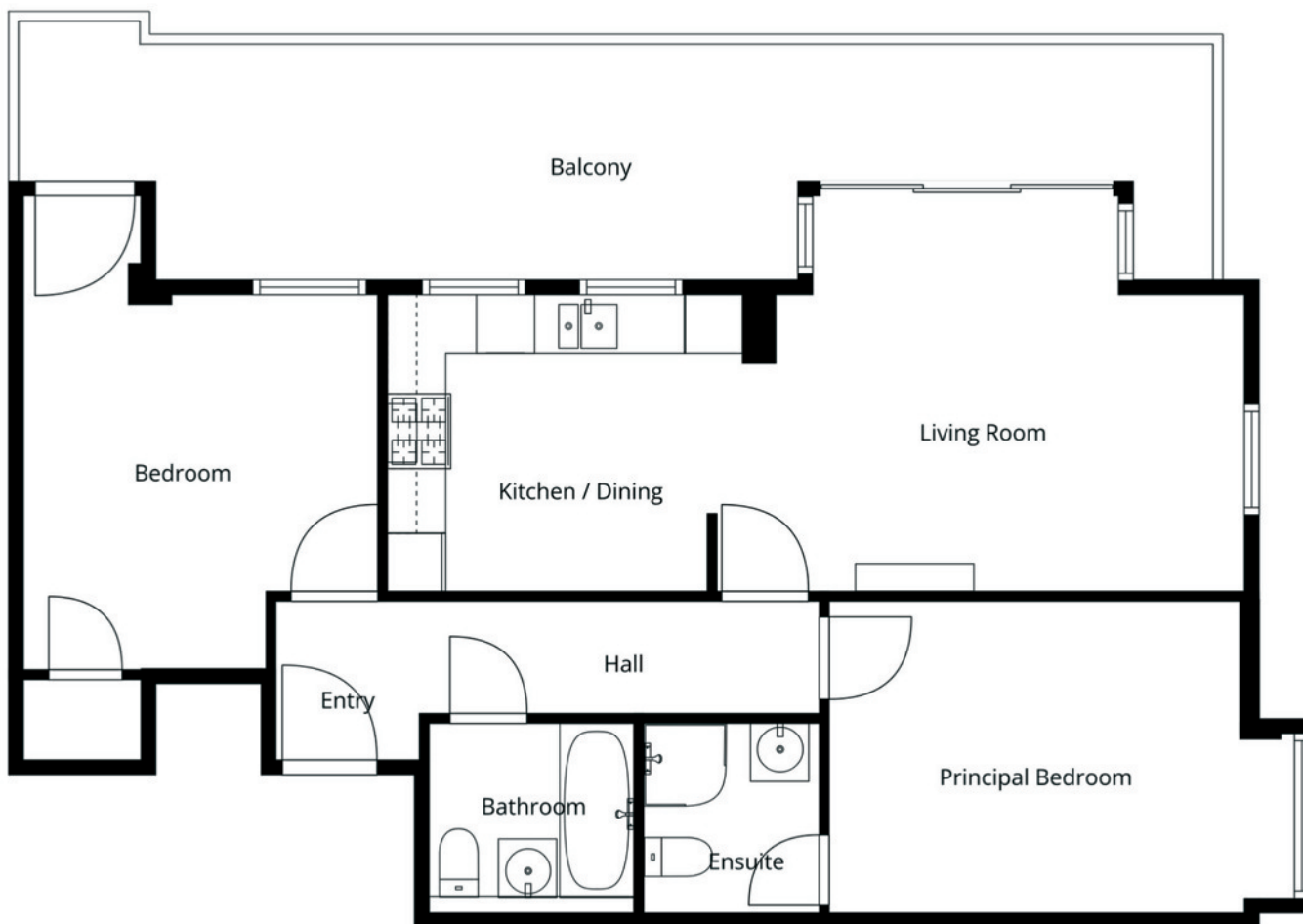
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BEDROOM (2): 15' 6" x 12' 1" (4.72m x 3.68m) (at widest points). Laminate wooden floor.



BATHROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, built-in chrome shower unit, fully tiled walls, porcelain tiled floor, chrome heated towel rail, extractor fan.





Sizes And Dimensions Are Approximate. Actual May Vary.

Management company

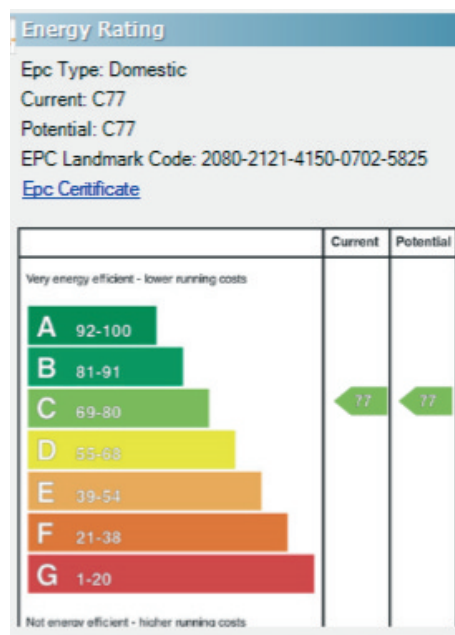
Charles White (NI) Ltd, 3rd floor Cathedral Chambers,
143 Royal Avenue, Belfast, BT1 1FH. Tel 028 9560
9995.

Service Charge

£1600 per annum.

Location:

On main Lisburn Road heading out of town opposite
Cadogan Park.



Telephone 028 9066 3030

www.templetonrobinson.com

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

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