



This superb ground floor apartment is located within a small, exclusive development just off the Upper Lisburn Road, accessed via secure electric gates for added peace of mind.

Beautifully decorated and well-presented throughout, the property offers generous accommodation, including two double bedrooms and a spacious lounge open plan to a dining area and modern fitted kitchen. A contemporary modern shower room completes the interior. Externally, the apartment benefits from an allocated parking space, ample visitor parking, and a rare enclosed private rear garden, an exceptional feature for a property of this type. Ideally positioned close to a wide range of local amenities and excellent public transport links to Belfast city centre, this appealing home is sure to attract a variety of purchasers.

Early viewing is highly recommended.

Offers Over
£199,950

Apt 2 Locksley Lane,
110 Upper Lisburn
Road,
Belfast, BT10 0BB

Viewing by
appointment with
& through agent
028 9266 1700



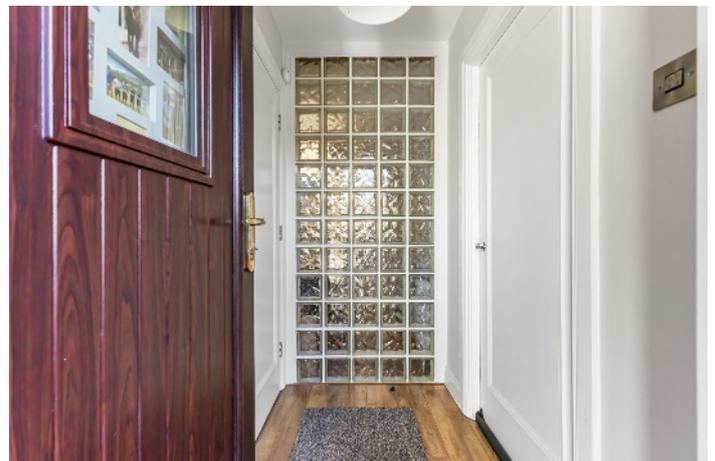
- Exclusive development with secure electric gates
- Two well-proportioned double bedrooms
- Spacious open-plan lounge, dining area, and kitchen
- Modern three piece shower room
- Double glazed windows
- Gas fired central heating
- Private enclosed rear garden
- Allocated parking plus visitor spaces
- Close to local amenities and transport links to Belfast city centre



The Property Comprises:

Ground Floor

ENTRANCE HALL: Storage cupboard. Feature glass brick wall.



LOUNGE: 15' 8" x 12' 9" (4.78m x 3.89m) Laminate wooden floor, feature fireplace with gas fire.



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www.templetonrobinson.com

DINING AREA: 9' 9" x 8' 9" (2.97m x 2.67m) Built-in shelving.



CONTEMPORARY MODERN KITCHEN: 11' 4" x 7' 0" (3.45m x 2.13m) Excellent range of high and low level units, five ring gas hob with electric under bench oven, extractor fan, single drainer stainless steel sink unit with mixer tap, integrated washer/dryer, dishwasher and fridge/freezer, ceramic tiled floor, tiled splashbacks, concealed lighting, spotlights.



REAR HALLWAY: Laminate wooden floor.



BEDROOM (1): 11' 4" x 13' 9" (3.45m x 4.19m)

Laminate wooden floor.



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BEDROOM (2): 11' 7" x 9' 10" (3.53m x 3m) Laminate wooden floor. Access door to rear.

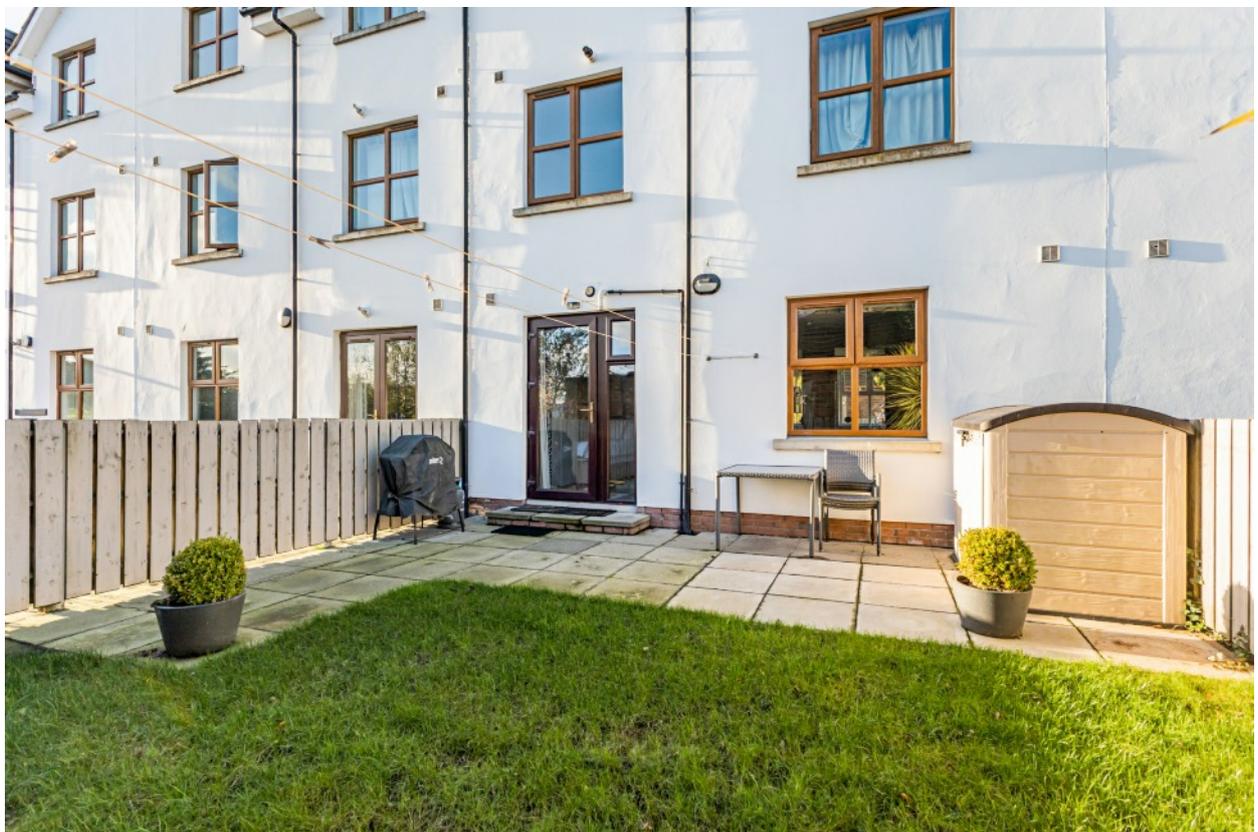


SHOWER ROOM: Newly installed shower room with walk-in shower cubicle with drying area, glass screen, chrome shower unit with rain head shower and telephone attachment, low flush wc, vanity unit with wash hand basin, heated towel rail, wall mounted back lit mirror, fully tiled walls and floor with ceramic tiles. Hotpress with gas boiler.



Outside

Allocated parking plus visitor parking to front. Enclosed rear garden in lawn plus patio area.
Boundary fencing.



Management company

- Quarterly service charge: increasing from £70 to £84 from Feb 26
- Quarterly sinking fund remains: £45
- Total quarterly costs -£129 from Feb 26

Location:

Off Upper Lisburn Road on the left hand side before Finaghy Crossroads.



Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
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.

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