



Situated within the prestigious and peaceful Berkeley Hall development, this beautifully presented two-bedroom ground floor apartment offers the perfect blend of comfort, style and convenience exclusively for the over 55s. Designed for easy, low-maintenance living, this chain-free property enjoys a superb position with its own private south-facing patio garden and detached garage.

The accommodation comprises a welcoming entrance hallway with built-in storage, a bright and spacious living room leading to a rear hallway where a well-appointed kitchen diner provides ample space for cooking and dining, featuring modern units and integrated appliances.

There are two generous bedrooms and a stylish bathroom, all finished to a high standard throughout with a delightful sun room completing the internal layout of the property.

Externally, this apartment benefits from its own allocated south-facing patio garden, ideal for outdoor entertaining or enjoying the afternoon sun. An added bonus of this apartment is the provision of a detached garage which is a rarity in modern apartments providing excellent additional car parking or storage facilities.

Located just a short drive from Lisburn city centre, local shops, cafes and transport links, this is an excellent opportunity to acquire a spacious and easily managed home in a peaceful yet convenient setting.

Offers Around £225,000

14 Berkeley Hall
Court,
LISBURN,
BT27 5QX

Viewing by
appointment with
& through agent
028 9266 1700



- Attractive Two-Bedroom Ground Floor Apartment Within A Highly Regarded Over 55s Development
- Offered For Sale Chain Free, Allowing For A Smooth And Hassle-Free Move
- Bright And Spacious Living Room Leading To Rear Hallway
- Inviting Sun Room Providing Additional Living Space And Garden Views
- Modern Fitted Kitchen Diner With Excellent Range Of Units And Integrated Appliances
- Two Well-Proportioned Bedrooms With Quality Finishes
- Stylish Bathroom With White Suite And Tiled Surround
- Convenient Built-In Storage Cupboards In Hallway
- Gas-Fired Central Heating System Providing Efficient Warmth Throughout
- uPVC Double Glazed Windows And Doors For Comfort And Energy Efficiency
- Allocated South-Facing Patio Garden Ideal For Outdoor Dining And Relaxation
- Detached Private Garage Offering Secure Parking And Additional Storage
- Well-Maintained Communal Areas
- Peaceful, Mature Setting Within The Prestigious Berkeley Hall Court Development
- Excellent Access To Lisburn City Centre, Local Amenities And Transport Links
- Ideal For Retirees Or Downsizers Seeking A Secure, Low-Maintenance Lifestyle In A Prime Location
- Management Fee Approx 1400 P/A By Oak Property



The Property Comprises:

Entrance

COMMUNAL HALLWAY:

Ground Floor

Solid wooden front door with peep hole into...

RECEPTION HALL: Picture window, outlook to front, three built in storage cupboards, one housing electric meter.

LIVING ROOM: 22' 0" x 13' 0" (6.71m x 3.96m) At widest points. Outlook to front, wall hung gas coal fire.



REAR HALLWAY: Leading to bedrooms and kitchen/diner.

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KITCHEN: 12' 8" x 8' 7" (3.86m x 2.62m) At widest points. Fully fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink unit with side drainer and chrome mixer tap, built in 4 ring gas Neff hob with built in extractor fan above, built in high level oven and grill, larder storage, built in dishwasher, built in fridge/freezer.

DINING AREA: 9' 3" x 8' 8" (2.82m x 2.64m) At widest points. Laminate effect flooring, ample space for casual dining, French doors to sunroom.



UTILITY AREA: Plumbed for washing machine, plumbed for tumble dryer.

SUN ROOM: 12' 6" x 9' 5" (3.81m x 2.87m) At widest points. Outlook to rear garden, dual aspect windows, uPVC double glazed access door to rear patio garden.



BEDROOM (1): 12' 7" x 11' 2" (3.84m x 3.4m) At widest points. Outlook to rear.



BEDROOM (2): 11' 2" x 8' 0" (3.4m x 2.44m) At widest points. Outlook to side.



FAMILY BATHROOM: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome taps and telephone attachment, part tiled walls, tiled floor, corner shower unit with glass bi-folding door, cladded shower enclosure, chrome thermostatic control valve, telephone attachment, low voltage recessed spotlighting, extractor fan.



Outside:

Patio driveway, off-street parking for two cars, patio walk way to communal front door.

REAR: Fully Southerly aspect, fully paved with surround flower beds, access gate to side with bin storage, outside tap, outside light, excellent degree of privacy, further side garden.

SEMI DETACHED GARAGE: 19' 5" x 10' 5" (5.92m x 3.18m) At widest points. Electric roller door, access to gas boiler, light, side door access.



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Location:

Berkeley Hall Court is located ideally off the Saintfield Road roundabout opposite Dobbies garden centre, Lisburn.



Apt 2, 14 Berkeley Hall Court, Lisburn

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Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747
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