

4 GARVEY COURT, BELSIZE ROAD, LISBURN, BT27 4DG

- A Most Outstanding And Exceptionally Well Appointed Ground Floor Apartment
- Prime Setting Within This High Desirable And Convenient Residential Location
- Exclusive Development For Over 55s Close To Wallace Park And Lisburn City Centre
- Spacious Lounge With Fireplace And Patio Doors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Luxury Fitted Kitchen/Dinette With Range Of Integrated Appliances
- Two Bedrooms With Built In Robes And Oak Laminated Timber Floors
- Luxury Tiled Shower Room With Large Shower Cubicle And Chrome Finish Heated Towel Rail
- Enclosed Patio Area With Two Timber Storage Sheds

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG101025DL

- Gas Fired Central Heating System With Worcester Combi Boiler
- PVC Double Glazed Windows And Entrance Door
- This superb apartment has been upgraded and well presented to make it ready to move into and enjoy, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC Entrance door. Oak laminated timber floor. Walk in cloaks storage with light.

SPACIOUS LOUNGE:

5.14m (16'10") x 4.11m (13'6")

Oak fire surround with granite inset. Tiled hearth. Double glazed sliding patio doors leading to paved patio area.



LUXURY FITTED KITCHEN DINETTE:

3.11m (10'2") x 2.20m (7'3")

Excellent range of high and low level units. Granite effect worktops and built in table. Single drainer stainless steel Franke sink unit with Quooker boiling water tap. Bosch integrated oven and touch control ceramic hob. Bosch integrated fridge freezer. Plumbed for washing machine. Part tiled walls. Built in cupboard with Worcester gas fired combi boiler. Under unit lighting. Ceramic tiled floor. Recessed spotlights.



BEDROOM (1):

3.27m (10'9") x 3.05m (10'0")

Measurement to include range of built in robes with sliding mirror doors. Oak laminated timber floor.



BEDROOM (2):

2.96m (9'9") x 2.58m (8'6")

Measurement to include range of built in robes with sliding mirror doors. Oak laminated timber floor.



LUXURY TILED SHOWER ROOM:

Large shower cubicle. Mira electric shower. Vanity unit with wash hand basin and mono style mixer tap. Wall mirror with lighting. Close couple low flush WC. Built in storage cupboard. Porcelain tiled floor. Tiled walls. Chrome finish heated towel rail. Recessed spotlights.



OUTSIDE: Enclosed patio area. Two timber storage sheds. Communal gardens and car parking area.

TENURE: We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2025 to March 2026 £887.06

SERVICE CHARGE: A service charge of £75 per month (at present) is payable to cover maintenance to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Lisburn proceed along Belsize Road and turn right into Garvey Court, number 4 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



4 Garvey Court, Lisburn

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft

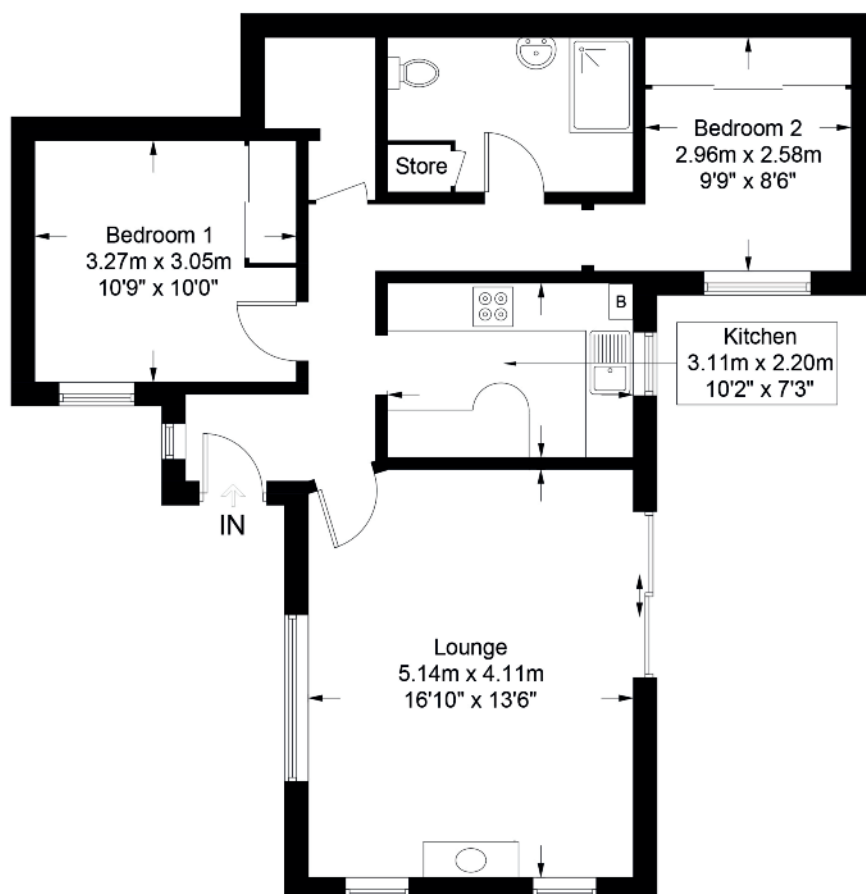


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (1247718)

VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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