



## APARTMENT 4, 21 QUAY MEADOWS, LISBURN, BT27 5FL



- A Well Presented First Floor Apartment Situated Within This Popular And Convenient Residential Location Overlooking The River Lagan
- Communal Entrance With Lift To All Floors
- Entrance Hall With Double Glazed Entrance Door And Wood Effect Tiled Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

- Spacious Lounge/Dining Area Open Plan To Kitchen
- Kitchen With Integrated Appliances
- Two Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £229,950**

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL031125SR

- Balcony With Tiled Floor And Glass Balustrade
- Allocated Car Parking Space
- Gas Fired Central Heating System With Underfloor Heating
- PVC Double Glazed Windows
- Excellent B85 Energy Rating For Lower Running Costs

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Double glazed entrance door. Cloakroom. Storage cupboard. Utility store plumbed for washing machine. Wood effect tiled floor.

### LOUNGE/DINING AREA:

**19' 8" x 18' 8" (5.99m x 5.70m)**

Measurements taken to widest points. Wood effect tiled floor. Recessed spotlights. Open plan to kitchen. Double glazed sliding patio door to balcony. Video telephone intercom system for main communal door.



### KITCHEN WITH INTEGRATED APPLIANCES:

**10' 8" x 10' 0" (3.24m x 3.06m)**

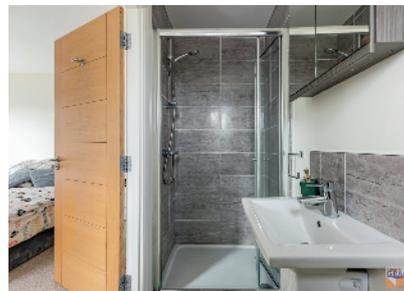
Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Built in cupboard with Worcester gas fired boiler. Tiled floor. Recessed spotlights. Open plan to lounge/dining area.



### **BEDROOM (1):**

**12' 2" x 10' 9" (3.72m x 3.27m)**

Measurements taken to widest points.



### **SHOWER ROOM EN SUITE:**

Shower cubicle with thermostatic shower and bi-folding door. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Wood effect tiled floor. Recessed spotlights.



### **BEDROOM (2):**

**13' 6" x 9' 1" (4.12m x 2.78m)**

### **BATHROOM:**

White suite. Panelled bath with mixer tap and shower attachment. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Wood effect tiled floor. Recessed spotlights.



### **OUTSIDE**

Balcony with tiled floor and glass balustrade. Outside light. Allocated car parking space. Communal entrance with lift to all floors.



### **DIRECTIONS**

From Hillsborough Old Road turn into Quay Meadows. Number 21 is on the right.

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



## 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 £1,364.70

## SERVICE CHARGE:

A service charge of approximately £820.00 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



### Apartment 4, 21 Quay Meadows

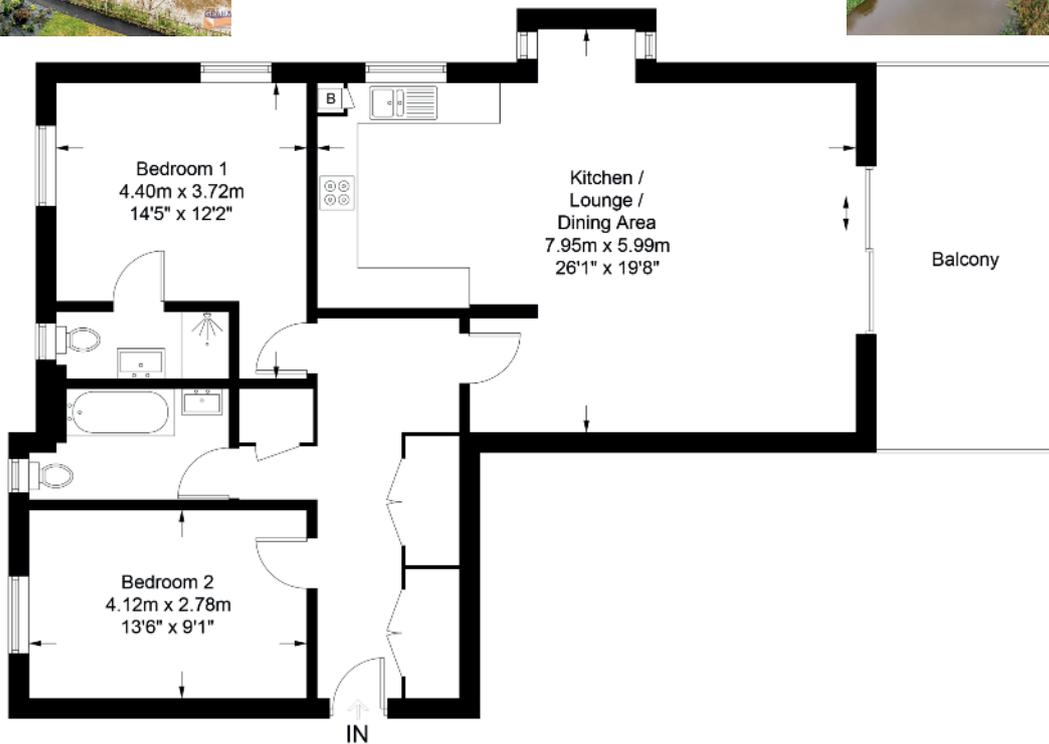


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1252597)

## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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