

**SECURE UNDERGROUND
PARKING SPACE INCLUDED**

38 LISBURN SQUARE, LISBURN, BT28 1TS

- An Excellent First Floor Apartment With Secure Underground Parking Space Included And Lift To All Floors
- Popular And Convenient City Centre Location Close To Many Shops, Restaurants, Bus And Train Stations And Only A Short Drive To Sprucefield And Access To A1 And M1 Motorway
- Spacious Lounge And Dining Area With Laminated Timber Floor And Two Large Windows Overlooking The Square
- Openplan Kitchen With Integrated Appliances
- One Good Sized Bedroom With Laminated Timber Floor
- Shower Room With Large Walk In Shower Cubicle

PRICE: OFFERS IN THE REGION OF £89,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C72

REF:DL040226HG

- Excellent C72 Energy Efficiency Rating For Reduced Running Costs
- Recently Installed Electric Boiler Running Radiators And Hot Water
- Allocated Car Parking Space In The Secure Underground Carpark
- Double Glazed Sash Style Windows
- Early Viewing Is Highly Recommended



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Oak panelled entrance door. Built in cloaks storage cupboard. Laminated timber floor. Storage cupboard with electric boiler and hot water tank.



SPACIOUS LOUNGE/DINING AREA:

4.62m (15'2") x 4.53m (14'10")

Laminated timber floor. Recessed spotlights, Open plan to kitchen.



FITTED KITCHEN WITH INTEGRATED APPLIANCES:

2.90m (9'6") x 1.77m (5'10")

Range of high and low level units. Granite effect worktops. Single drainer stainless steel sink unit. Mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Built in microwave. Integrated fridge freezer. Tiled floor. Part tiled walls. Recessed spotlights. Plumbed for washing machine. Under unit lighting.



BEDROOM 1:
4.25m (13'11") x 3.03m (9'11")



SHOWER ROOM:

Large walk in shower cubicle. Thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Tiled floor. Recessed Spotlights.



OUTSIDE:

Allocated car parking space in the complex secure underground basement carpark.

TENURE:

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

RATES PAYABLE:

For period April 2025 to March 2026 £660

SERVICE CHARGE:

A service charge of £1076.67 per quarter (at present) is payable to cover maintenance and cleaning to communal areas, window cleaning, lift maintenance, buildings insurance, full time security personnel, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Market Place proceed into Lisburn Square and enter via the lobby door on the left hand side.

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

Please note, photos are from stock and there may be some changes to furnishings and general appearance.



38 Lisburn Square, Lisburn

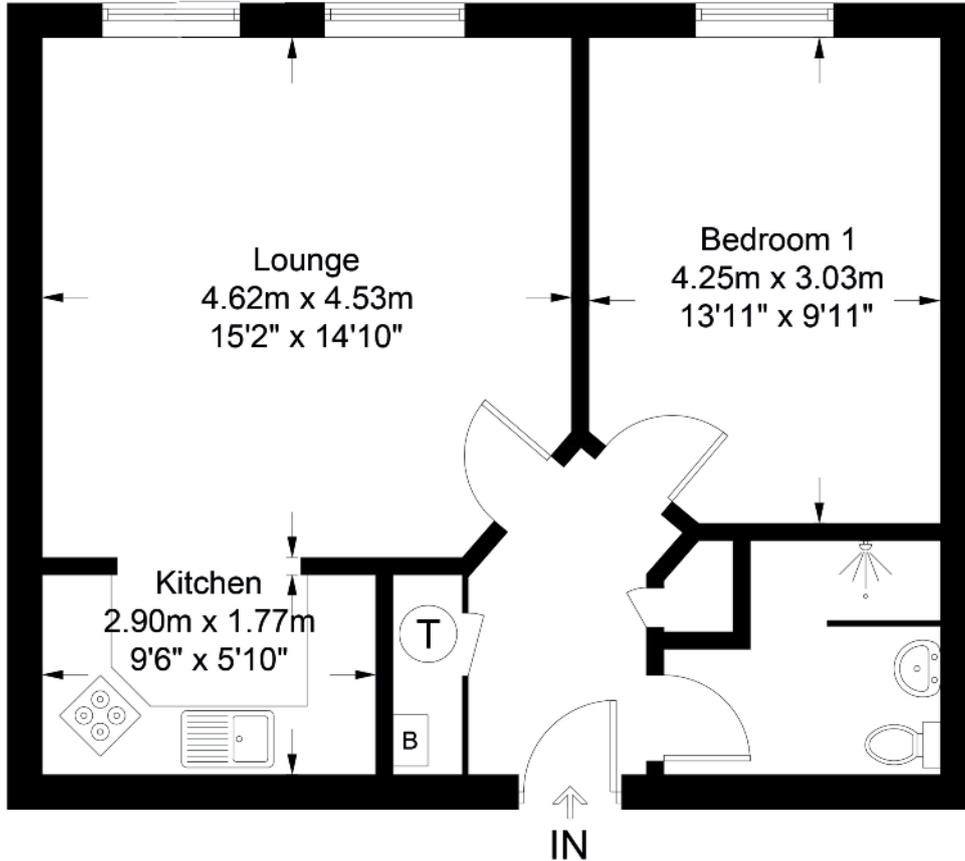


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272342)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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