



NICHOLAS  
RESIDENTIAL



## 44a Branziel Road

, Lisburn, BT27 5JJ

£1,150 Per month

A stunning ground floor apartment in a semi rural location with beautiful views over the countryside. The property is located on the Branziel Road and offers easy access to Lisburn and the wide range of social and recreational amenities on offer such as shops, bars and restaurants. Sprucefield shopping centre and the M1 motorway network are 10 minutes drive away and offers easy access to Belfast.

Internally the property briefly comprises; Open plan living/dining area with patio doors leading to the front of the property with views overlooking the countryside, a modern fitted kitchen with a range of high and low level units and built in appliances. Separate utility room with washing machine and tumble dryer. There are two double bedrooms and a shower room with modern suite. The property also benefits from Upvc double glazing and oil fired underfloor heating.

The property comes furnished and is available from 1st July on a minimum 12 month tenancy.

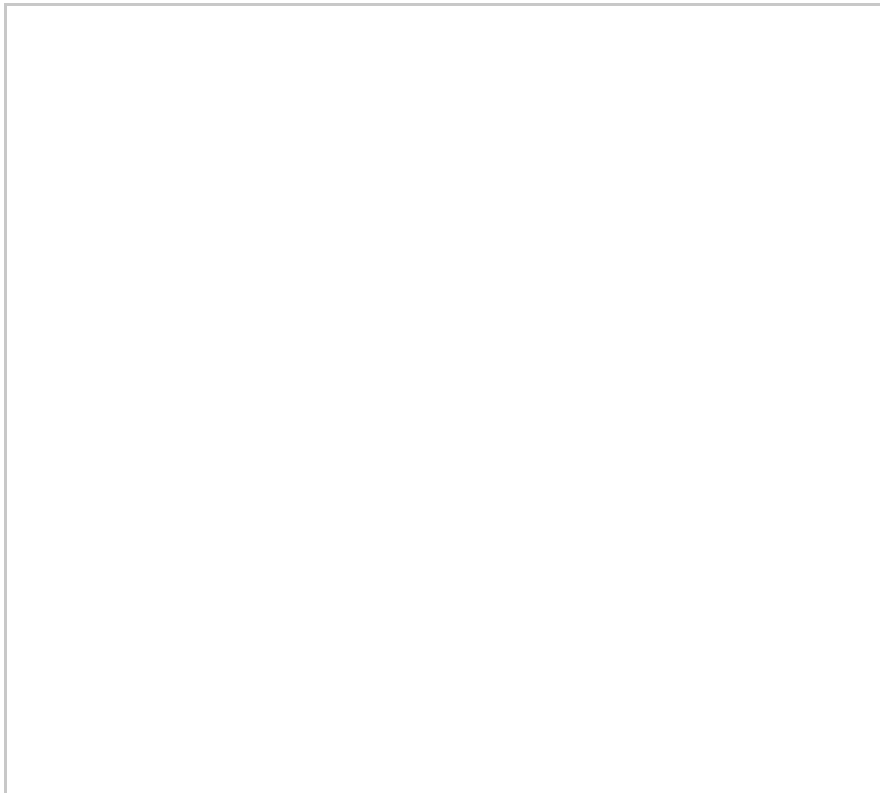
### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Stunning Two Bedroom Ground Floor Apartment
- Large Open Plan Living/Dining/Kitchen Area
- Modern Fitted Kitchen with Island and Built-in Appliances
- Two Double Bedrooms
- Luxury Shower Room
- Oil Fired Underfloor Heating
- Upvc Double Glazed
- Part Furnished
- Quiet Rural Setting Convenient to Both Belfast & Lisburn
- Stunning Countryside Views



## Floor Plan



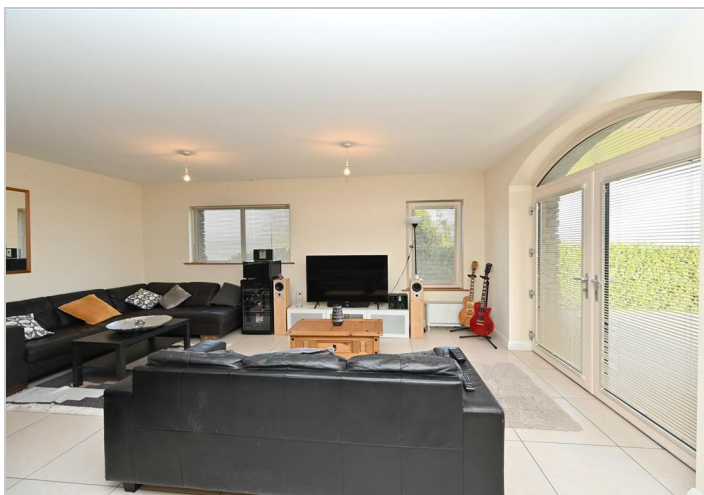
## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Northern Ireland EU Directive 2002/91/EC



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