



Apt 1 Park Royal 841 Lisburn Road, Belfast, BT9 7GY

Price Guide £197,950

This excellent ground floor apartment located in the popular Park Royal development just off the Lisburn Road has been finished to a high standard throughout. The accommodation comprises spacious open plan living / kitchen/ dining, two good size bedrooms and contemporary shower room. Additional benefits include gas fired central heating, PVC double glazing windows and private parking space. Close to the many amenities of the Lisburn Road along with excellent transport links, this apartment will appeal to a range of buyers including those wishing to downsize or indeed the first time buyer. Viewing is highly recommended to appreciate the true quality of this excellent apartment.

- Well Presented Ground Floor Apartment
- Open Plan Living / Kitchen / Dining
- Allocated Parking Space & Visitor Parking
- Two Good Sized Bedrooms
- Contemporary Shower Room
- Gas Fired Central Heating / PVC Double Glazing
- Within Walking Distance To The Shops, Cafes & Restaurants Of The Lisburn Road
- Suitable For A Range Of Prospective Purchasers Including The First Time Buyer, Those Downsizing Or Investor

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		76	76
(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

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
COMMUNAL ENTRANCE**

**APARTMENT ONE
Hardwood front door.**

RECEPTION HALL



Ceramic tiled floor. Storage off.

**LIVING / KITCHEN / DINING 23'7" x 20'8" at
widest points (7.2 x 6.3 at widest points)**



Feature bay window, wood floor, double PVC doors to communal patio area. Range of high and low level units, integrated oven, 4 ring electric hob, extractor fan, part tiled walls, recessed spotlighting.



BEDROOM ONE 15'1" x 8'10" (4.6 x 2.7)



BEDROOM TWO 11'1" x 7'10" (3.4 x 2.4)



SHOWER ROOM



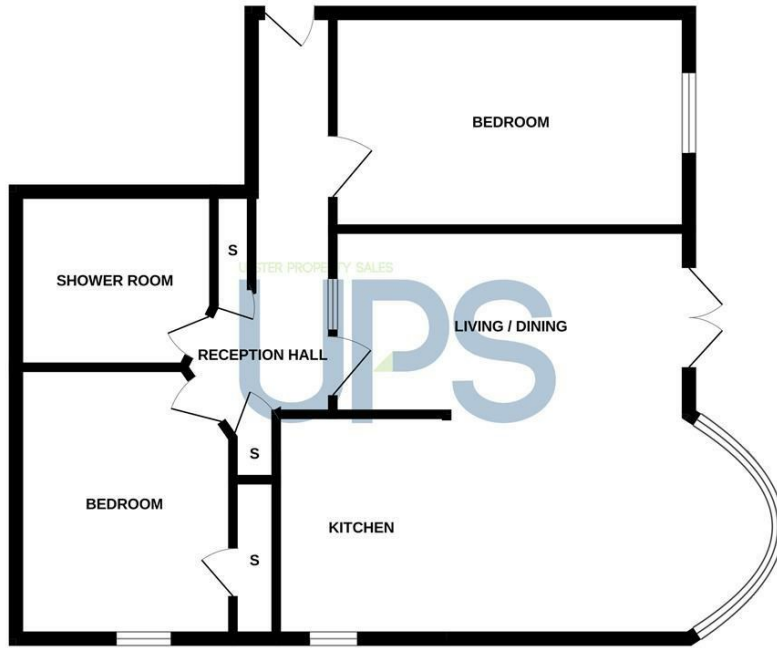
Newly fitted white suite comprising low flush W.C, wash hand basin with vanity unit below, enclosed shower, recessed spotlighting, fully tiled walls, ceramic tiled floor.

OUTSIDE

Allocated car parking space, visitor parking.

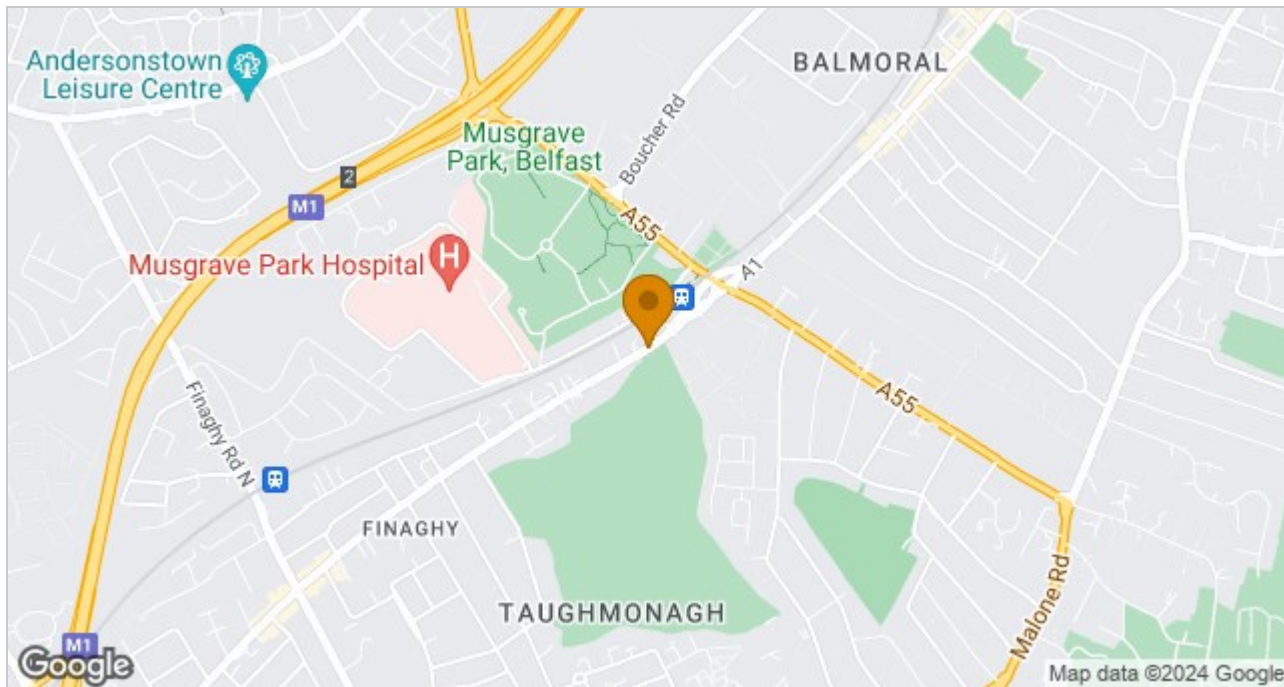
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex C0204

Area Map



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