



This exclusive development of only five modern apartments exudes quality and charm and will undoubtedly attract the most discerning of purchasers.

Located on Newforge Lane the property is a short distance from many coffee shops, restaurants and bars on the Lisburn Road and into the City Centre and the Lagan Tow Path. The main arterial road networks are within comfortable reach whether going North or South.

It is a gated, private development which benefits from landscaped common gardens.

Fantastic high level of specification throughout. This fine three bedroom apartment offers space, luxury and exclusivity, thus early viewing is essential.

Offers Over
£395,000

Apt 4 45 Newforge Lane,
BELFAST,
BT9 5NW

Viewing by
appointment
through agent
028 9066 3030



- Modern Three Bedroom Apartment in Exclusive Development of Five Apartments
- Stairs and Lift to First Floor
- Spacious Open Plan Lounge with Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms, One with Ensuite
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Communal Lawns to the Side and Car Parking Accessed Via Electric Gates
- Stunning Features & Beautifully Decorated & Presented by the Current Owners to an Extremely High Level of Finish
- Ideal Location Close To Many Amenities, Into The City Centre and The Tow Path

The Property Comprises:

COMMUNAL HALL

With stairs and lift to the 1st floor.



Entrance

Hardwood front door to...

ENTRANCE HALL: Large cloaks cupboard, utility cupboard with washing machine, drier and more storage.



First Floor

LOUNGE OPEN PLAN TO DINING ROOM AND MODERN FITTED KITCHEN 26' 0" x 20' 2" (7.92m x 6.15m) At widest points.

Range of high and low level units, Quartz work surface, induction Candy hob, stainless steel extractor fan, Quartz splash back, Candy oven, integrated fridge/freezer, large island with units, Quartz work surface, drainer stainless steel sink, integrated dishwasher, feature lighting, low voltage spotlights, laminate wood effect flooring, gas boiler.



MODERN BATHROOM White suite comprising low flush WC, wash hand basin with vanity unit, feature tiled splash back, inset panelled bath, fully tiled shower cubicle with drencher shower head, part tiled walls, ceramic tiled floor, heated towel rail, low voltage spotlights, extractor fan.



BEDROOM (3): 13' 0" x 10' 9" (3.96m x 3.28m) At widest points.
Full wall of built in robes.



BEDROOM (2): 12' 10" x 12' 4" (3.91m x 3.76m) At widest points.



BEDROOM (1): 13' 7" x 12' 10" (4.14m x 3.91m) At widest points.

ENSUITE SHOWER ROOM: White suite comprising low flush WC, wash hand basin with vanity unit, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan, heated towel rail.



Outside

FRONT Electric entrance gates to communal car parking, designated car parking for one car, communal gardens with landscaped beds, hedging and gates, bin area, cupboard space on the ground floor.

SIDE Communal grassed garden area which is South facing.

Dalzells management company - Management fee £2000



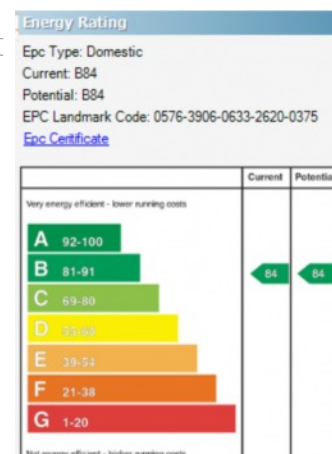


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Malone Road head towards Upper Malone Road, turn left at the traffic lights onto Newforge Lane then number 45 is on the right hand side.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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