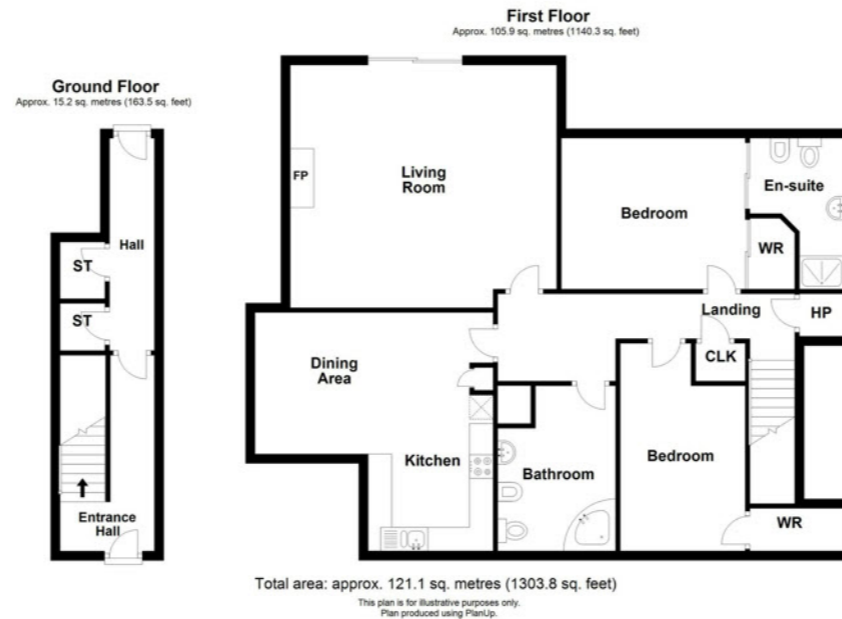


Management company: Golf View Apartments

Service Charge: Approximately £600 per annum

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



Energy Rating

Epc Type: Domestic
Current: C77
Potential: C79
EPC Landmark Code: 7739-8721-0000-0026-9292
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A	92-100	
B	81-91	
C	69-80	77
D	55-68	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		

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



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

Hidden away on a corner site, this spacious first floor apartment is in a prime location and benefits from a paved rear garden and first floor balcony. Located just off Balmoral Avenue the property is in excellent proximity to the city centre and well positioned to take full advantage of the diverse amenities afforded by the Lisburn Road and city centre whilst remaining close to main arterial routes for travelling further afield.

Briefly the accommodation comprises; entrance hall with two excellent cloaks cupboards, good sized lounge with access to balcony, spacious fitted kitchen open plan to dining room. There are two excellent double bedrooms with built in storage, master with ensuite and main bathroom. Furthermore the property benefits from gas fired central heating, resident parking, and a private patio to the rear of the property. This property is sure to have broad appeal thus early viewing is advised so not to miss out.

Offers Over
£179,950

Apt 3,
27 Harberton Park,
Malone,
Belfast,
BT9 6TX

Viewing by
appointment with
& through agent
028 9066 3030



Apt 3, 27 Harberton Park,
Malone,
Belfast, BT9 6TX

Property Features

- Spacious First Floor Apartment Which is Hidden Away on a Corner Site just Off Harberton Park
- Entrance Hall with Two Cloaks Cupboards
- Excellent Sized Lounge with Balcony
- Fitted Kitchen Open Plan to Dining Room
- Two Well Proportioned Double Bedrooms, Master with Ensuite
- Modern Bathroom
- Gas Fired Central Heating
- Resident Car Parking, Rear Paved Patio Garden
- Walking Distance Of the Lisburn Road and all the Amenities it has to Offer, the City Centre is Only a Short Drive Away and the Main Motorway Network
- Ideal for An Owner Occupier and An Investor

Location:

Travelling up Lisburn Road from Belfast at junction with Stockmans Lane & Balmoral Ave, turn left into Balmoral Ave, Harberton park is 1st on the right, property is on right hand side at apex of bend.

Property Comprises

Ground Floor

Hardwood and glazing to . . .

REAR HALL: Pantry and cloaks cupboard, door to rear.

Stairs to . . .

First Floor

LANDING: Cupboard and gas boiler, cloaks cupboard, access to roofspace (could offer potential for conversion subject to planning).

LOUNGE: 18' 0" x 17' 4" (5.49m x 5.28m) (at widest points).
Fireplace with tiled hearth, sliding door to balcony.

FITTED KITCHEN OPEN PLAN TO DINING ROOM: 16' 3" x 16' 3" (4.95m x 4.95m) (at widest points). Range of high and low level units, work surfaces, 1.5 bowl single drainer stainless steel sink unit, integrated oven and hob, (hob in need of repair), integrated dishwasher, integrated washing machine, integrated fridge freezer (freezer not working), part tiled walls.

BEDROOM (1): 16' 9" x 10' 9" (5.11m x 3.28m) (at widest points).
Built-in robes with mirrored doors. Sliding door to . . .

ENSUITE SHOWER ROOM: Comprising low flush wc, bidet, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, heated towel rail.

BEDROOM (2): 13' 7" x 8' 7" (4.14m x 2.62m) (at widest points).
Walk-in robe.

MAIN BATHROOM: White suite comprising low flush wc, bidet, pedestal wash hand basin, corner panelled bath with jets, part tiled walls, airing cupboard.

Outside

Enclosed paved rear garden. Two allocated car parking space, one at front door and one at layby.

