

Management company

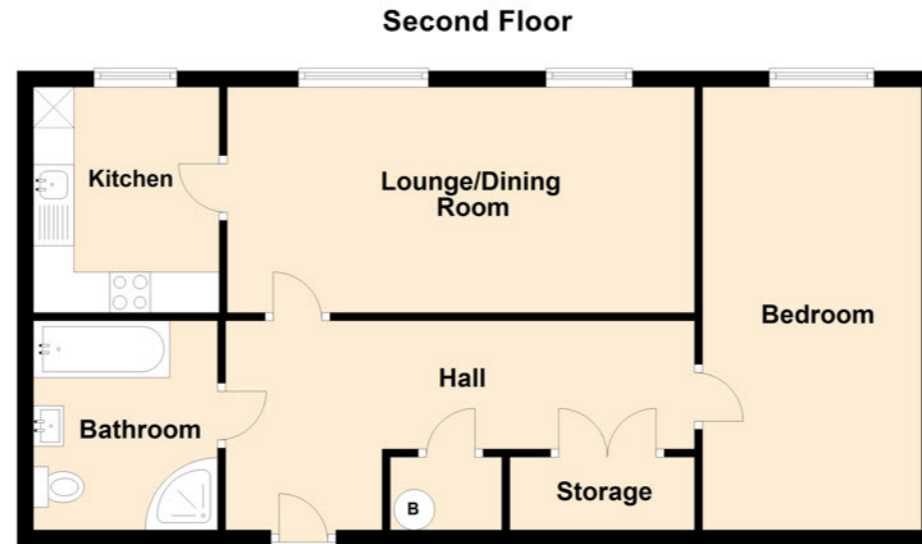
Radius Management Company.

Service Charge

Approximately £143 per month to include buildings insurance and general maintenance.

TEMPLETON ROBINSON

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This plan is for illustrative purposes only.
Plan produced using PlanUp.

Apt 21 Kerrington Court, Belfast



This attractive well presented apartment for the over 55's occupies an unrivalled extremely convenient Malone location only a few minutes walk from the Lisburn Road and its many amenities.

Situated on the second floor this apartment offers spacious, well proportioned accommodation throughout which is further enhanced by the many fine features and overall is ideally suited to meet all those modern day living requirements.

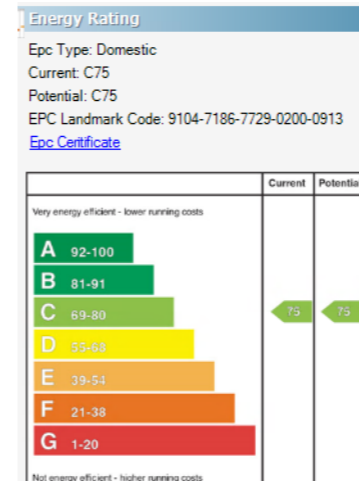
Recent sales within this development have proven extremely successful and with all and more this modern apartment has to offer early viewing is highly recommended so as not to miss out.

**Offers Over
£109,500**

Apt 21 Kerrington Court,
Marlborough Park South,
Malone,
Belfast,
BT9 6JB

Viewing by
appointment with
& through agent
028 9066 3030

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



With You Every Step of the Way

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Apt 21 Kerrington Court,
Marlborough Park South,
Malone, Belfast, BT9 6JB

Property Features

- Attractive Spacious Modern Second Floor Apartment in Development for the Over 55's
- Generous Bright Lounge with Dining Area
- Modern Fitted Kitchen with Extensive Built-in Appliances
- Excellent Sized Bedroom
- Modern Fitted Bathroom with Separate Shower Cubicle
- Gas Fired Central Heating/uPVC Glazed Windows
- Well Presented Throughout with Many Features
- Communal Ground Floor Lounge/Laundry Room
- Communal Parking & Gardens Including Sitting Areas
- 24 Hour Intercom Helpline
- Excellent Outlook up Marlborough Park South
- Extremely Convenient with Lisburn Road Only a Few Minutes Walk

Location:

Situated at the top of Marlborough Park South which runs from the Malone Road to the Lisburn Road.

Property Comprises

Ground Floor

COMMUNAL ENTRANCE: Lift and stairs to .second floor.

COMMUNAL LOUNGE:

Second Floor

Hardwood front door to . . .

SPACIOUS RECEPTION HALL: Walk-in linen cupboard housing Ideal gas fired boiler, access to spacious roofspace, entrance intercom and 24 hour helpline.

DOUBLE CLOAKS/STORAGE CUPBOARD WITH SHELVING:

LOUNGE WITH DINING AREA: 18' 9" x 11' 4" (5.72m x 3.45m)
Cornice ceiling, looking over communal garden and up Marlborough Park South.

MODERN FITTED KITCHEN: 9' 10" x 7' 0" (3m x 2.13m) (at widest points). Range of high and low level modern units, single drainer sink unit, work surfaces, Neff four ring ceramic hob with stainless steel splashback and stainless steel extractor fan, matching Neff stainless steel oven underneath, Neff stainless steel built-in microwave, integrated Hoover fridge freezer, integrated Neff dishwasher, mostly stone effect tiled walls, laminate timber effect flooring, concealed lights, low voltage lights.

BEDROOM: 17' 10" x 8' 0" (5.44m x 2.44m)

GOOD SIZED MODERN FITTED BATHROOM: White suite comprising panelled bath, low flush wc, vanity unit, separate fully panelled shower cubicle with Mira electric shower, ceramic tiled floor, fully panelled walls, extractor fan, low voltage lights.

Outside

Communal parking and communal gardens including lawned areas, landscaped area with sitting area, greenhouse and bin store.

