



This well proportioned, ground floor apartment is ideally located within this ever popular development just off the Malone Road and is extremely convenient to the many amenities in the area. It is a short drive into the City Centre and the main arterial route, North or South if commuting.

The apartment offers spacious accommodation throughout with a generous lounge open plan to dining room, modern fitted kitchen with casual dining and two good sized, double bedrooms (principal with ensuite) and main bathroom.

The property benefits from gas heating, double glazed windows, beautifully maintained communal gardens and an allocated car parking space.

We anticipate demand will be high as it is difficult to find a spacious ground floor apartment thus, viewing is highly recommended.

Offers Over  
£275,000

Apt 11 Thornhill Malone,  
Belfast,  
BT9 6SS

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Viewing by  
appointment  
through agent  
028 9066 3030



- Spacious and Well Presented, Ground Floor Apartment in Prestigious Malone Road Location
- Communal Entrance Hall
- Entrance Hall with Two Cloaks Cupboards
- Good Sized Lounge Open Plan to Dining Room
- Modern Fitted Kitchen with a Range of Appliances and Corner Larder Cupboard and Breakfast Area
- Two Excellent Double Bedrooms, Principal Bedroom with Ensuite
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Beautifully Landscaped Communal Gardens and Allocated Car Parking Space
- Within Walking Distance of Public Transport & Many Amenities on the Lisburn Road, Easy Commuting Distance Into the City Centre
- Ideal for An Owner Occupier or Investor

The Property Comprises:

Ground Floor

Communal entrance hall to . . .



Hardwood and glazed side panels to . . .

ENTRANCE PORCH: Wood floor, door and glazing to . . .

ENTRANCE HALL: Wood floor, cloaks cupboard, intercom phone, airing cupboard.



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LOUNGE OPEN PLAN TO DINING AREA: 22' 2" x 14' 7" (6.76m x 4.44m) (at widest points).  
Wood floor, cornice ceiling, ceiling rose, bay window.



MODERN FITTED KITCHEN WITH CASUAL DINING AREA: 15' 0" x 10' 4" (4.57m x 3.15m) (at widest points). Wood effect range of high and low level units, work surfaces, 1.5 bowl stainless steel single drainer sink unit, integrated fridge freezer, cooker with extractor fan over, plumbed for washing machine, part tiled walls, larder cupboard.



BEDROOM (1): 16' 0" x 11' 2" (4.88m x 3.4m) Wood floor, built-in robes.



ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, ceramic tiled floor, extractor fan.



BEDROOM (2): 15' 3" x 8' 9" (4.65m x 2.67m) Wood floor, built-in robes, boxed in gas boiler.



MODERN BATHROOM: White suite comprising low flush wc, bidet, panelled bath, part tiled walls, ceramic tiled floor, extractor fan.



Outside

Communal landscaped gardens in lawns with beds, one allocated car parking space (behind block A).

Management company

Flat Management.

Service Charge:

Approx £1500 per annum to include buildings insurance and general maintenance.

Location:

From the Malone Road heading out of the city centre, Thornhill is on the right hand side before Cranmore Park.

### Ground Floor

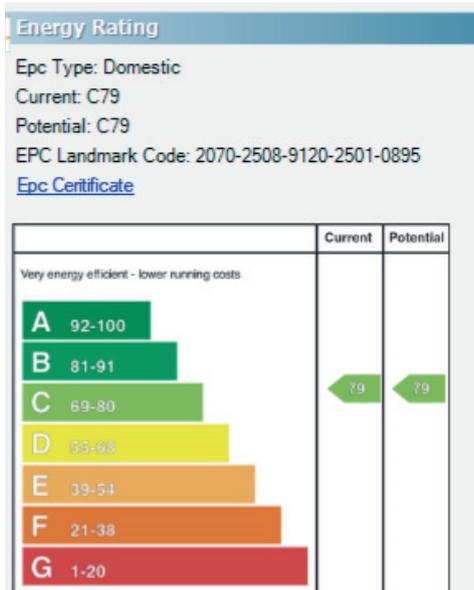
Approx. 92.8 sq. metres (998.4 sq. feet)



Total area: approx. 92.8 sq. metres (998.4 sq. feet)

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

### 11 Thornhill



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Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
North Down - 028 90 42 4747  
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