



This modern, ground floor apartment occupies a superb situation tucked away off the Malone Road within this exclusive development of four and is extremely convenient to a host of amenities in the area. It benefits from delightful common gardens, parking and a garage.

The property offers bright generous accommodation that is finished to a high standard and is enhanced by some fine features and overall is ideal for modern day living. There is a spacious lounge, modern fitted kitchen, two double bedrooms and modern shower room.

With so much to offer, this apartment will appeal to a wide range of buyers including owners occupiers and investors.

Offers Over  
£225,000

Apt 2 97 Malone Road,  
Belfast,  
BT9 6SP

---

Viewing by  
appointment  
through agent  
028 9066 3030

- Modern, Spacious Two Bedroom Apartment with Delightful Common Gardens and Garage
- Communal Hall to Entrance Hall
- Lounge with Tiled Floor and Access to Garden
- Modern Fitted Kitchen with Casual Dining Area
- Two Good Sized Bedrooms
- Modern Shower Room
- Oil heating / Double Glazed Windows
- Immaculate Finish Throughout
- Conveniently Located to Public Transport, Lisburn Road Shopping Facilities, Restaurants & Coffee Shops

The Property Comprises:

### Ground Floor

ENTRANCE HALL: Cupboard plumbed for washer/dryer, airing cupboard.

LOUNGE: 19' 0" x 13' 11" (5.79m x 4.24m) (at widest points) Ceramic tiled floor, feature circular window, sliding door to garden, low voltage spotlights.

MODERN FITTED KITCHEN: 13' 10" x 9' 8" (4.22m x 2.95m) (at widest points) High gloss range of high and low level units, granite worktops and drainer, integrated Smeg hob, oven, Smeg stainless steel extractor fan, splash back, integrated Bosch coffee machine, integrated fridge, integrated dishwasher, ceramic tiled floor, low voltage spotlights, glazed door to rear.



BEDROOM (1): 12' 5" x 11' 10" (3.78m x 3.61m) Ceramic tiled floor, low voltage spotlights, door to cupboard and access to communal hall.

BEDROOM (2): 10' 3" x 10' 2" (3.12m x 3.1m) Ceramic tiled floor, low voltage spotlights.

MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, shower cubicle with uPVC shelving, heated towel rail, part tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

Outside

SEPARATE GARAGE: 17' 1" x 11' 7" (5.21m x 3.53m) Up and over door.

Mature communal gardens in lawns with mature trees and hedging. Resident car parking and visitor parking.

Boiler house and oil fired boiler, uPVC oil tank.

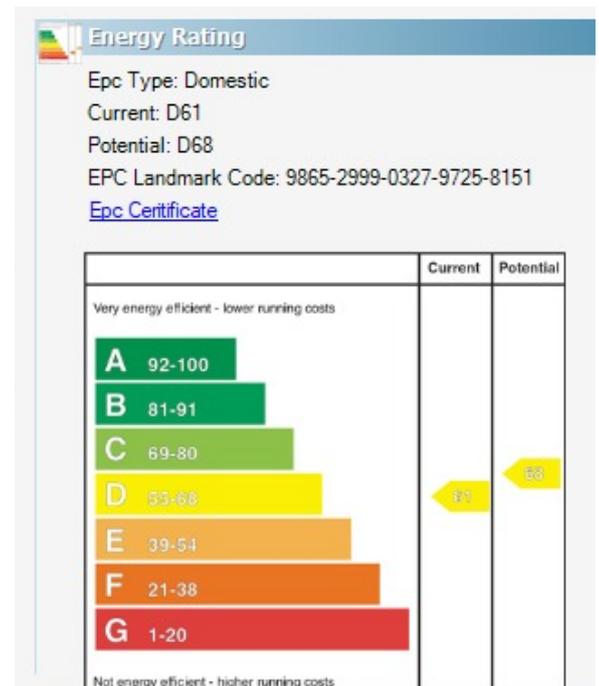
MANAGEMENT COMPANY: Windyridge Management Ltd

SERVICE CHARGE: £60 per month to include common areas, gardening and insurance.



Location:

Coming out of the City on Malone Road, Number 97 is on the right before Cranmore Park.



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](http://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.