



Beautifully presented by its current owner and offering excellent value in a fantastic location....Sited at the bottom of Osborne Park (linking both the Malone and Lisburn Roads), Castleton Court is a highly sought after small development designed exclusively for the over 55's. Briefly the accommodation comprises communal entrance hall with stairs and stair lift to the first floor. In the hallway there is an intercom system, generous walk-in storage cupboard with access to roofspace. The living/dining room is both bright and spacious benefiting from a southerly aspect and corner window providing an abundance of natural light; modern fitted kitchen with good range of units, contemporary fitted shower room and one well proportioned double bedroom. Furthermore the property benefits from uPVC double glazed window frames and the development boasts communal guest and resident parking, laundry room and sitting room. Sure to create a lot of interest on today's market, early viewing is encouraged so not to miss out.

Offers Over
£119,950

Apt 11 Castleton Court,
Osborne Park,
Belfast,
BT9 6YP

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



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Apt 11 Castleton Court,
Osborne Park,
Belfast, BT9 6YP

Property Features

- Bright and Spacious First Floor Apartment in Prime Residential Location Near to Many Amenities, Village Type Shops & Public Transport
- Popular Development, Exclusively for the Over 55's
- Stair Lift to the First Floor
- Spacious Living Room with Dining area, Feature Corner Window & Southerly Aspect
- Fitted Kitchen with Good Range of Units, Integrated Oven & Hob
- 1 Generous Bedroom with Fitted Wardrobe
- Tiled Shower Room with Contemporary Suite
- Generous Walk-in Cloakroom with Access to Roofspace
- Electric Heating/uPVC Double Glazed Window Frames
- Residential and Guest Parking with Communal Gardens

Location:

Castleton Court is on the left hand side of Osborne Park from the approximately 100 meters from Lisburn Road end.

Property Comprises

Ground Floor

Hardwood front door to . . .

COMMUNAL ENTRANCE: Stairs to first floor and entrance to apartment.

First Floor

ENTRANCE HALL: Walk-in cloakroom with Slingsby type ladder to roofspace. Intercom system.

LOUNGE: 18' 0" x 14' 0" (5.49m x 4.27m) Feature corner window, carpeted.

KITCHEN: 13' 4" x 7' 10" (4.06m x 2.39m) Modern fitted kitchen with good range of high and low level units, laminate work surfaces, stainless steel sink unit with mixer taps, integrated Hotpoint oven and four ring electric hob, extractor fan, plumbed for washing machine and dishwasher. Shelved hotpress with copper cylinder.

BEDROOM: 13' 11" x 10' 3" (4.24m x 3.12m) Carpeted.

SHOWER ROOM: Luxury white suite comprising walk-in double shower tray, low flush wc, pedestal wash hand basin, chrome heated towel rail, recessed spotlights, extractor fan.

Outside

Resident and guest parking with communal gardens.

Management company

Jswap Management Company

Service Charge

£1300 per annum.

