



This superb and spacious apartment occupies an excellent location within this sought after tree lined avenue and is extremely convenient to many amenities as well as the Lisburn Road being only a few minutes walk away. Internally the property is exceptionally presented throughout with little to do.

The accommodation comprises of a lavish lounge which is open plan to dining room, a modern fitted kitchen with a range of built in appliances and utility room. There are three well proportioned bedrooms, all with built in wardrobes, the principal bedroom benefits from an ensuite and a modern bathroom. Externally the property boasts an allocated parking space and is accessed via secure electric gates.

With so much on offer and ideally situated, we recommend early viewing to avoid any disappointment.

Offers Over
£375,000

Apt 4, 29 Windsor Park,
Malone,
Belfast,
BT9 6FR

Viewing by
appointment
through agent
028 9066 3030

- Bright and spacious second floor apartment on tree lined avenue
- Large reception hall with cloaks cupboard
- Generous sized living and dining room
- Contemporary fitted kitchen with range of appliances
- Separate utility room
- Three well-proportioned bedrooms
- Principal bedroom with en-suite
- Modern bathroom
- Gas heating / sash double glazed windows
- Secure development accessed via electric gates
- Allocated parking space and lift access



The Property Comprises:

Ground Floor

COMMUNAL ENTRANCE HALL: Lift and stairs to . . .

Second Floor

Hardwood front door to . . .

ENTRANCE HALL: Cornice ceiling, cloaks cupboard, meter cupboard, intercom phone.

Double doors and glazing to . . .

LOUNGE OPEN PLAN TO DINING ROOM: 33' 2" x 16' 2" (10.11m x 4.93m) (at widest points).
Stainless steel fireplace with gas coal effect fire, cornice ceiling, door to faux balcony. Open plan
to . . .



Telephone 028 9066 3030
www.templetonrobinson.com

MODERN FITTED KITCHEN: 9' 1" x 8' 11" (2.77m x 2.72m) (at widest points). Contemporary high and low level units, granite work surfaces, stainless steel sink, integrated fridge freezer, integrated five ring gas hob, Smeg extractor fan, integrated AEG oven, integrated AEG coffee machine and microwave, integrated dishwasher, stainless steel splash back, ceramic tiled floor.



UTILITY ROOM: 11' 6" x 5' 10" (3.51m x 1.78m) Range of units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, gas boiler, airing cupboard.



MASTER BEDROOM: 14' 4" x 13' 9" (4.37m x 4.19m) (at widest points). Cornice ceiling, built-in robes.

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



BEDROOM (2): 13' 10" x 11' 6" (4.22m x 3.51m) Twin built-in robes, cornice ceiling.



BEDROOM (3): 13' 9" x 10' 2" (4.19m x 3.1m) Built-in robes, cornice ceiling.



MODERN BATHROOM: White suite comprising low flush wc, pedestal wash hand basin, panelled bath, heated towel rail, extractor fan, part tiled walls, tiled floor.



Outside

Communal car parking area accessed via electric gates to one allocated car parking space and visitor parking.

Management company

Moolieve Property Management Lts..

Service Charge

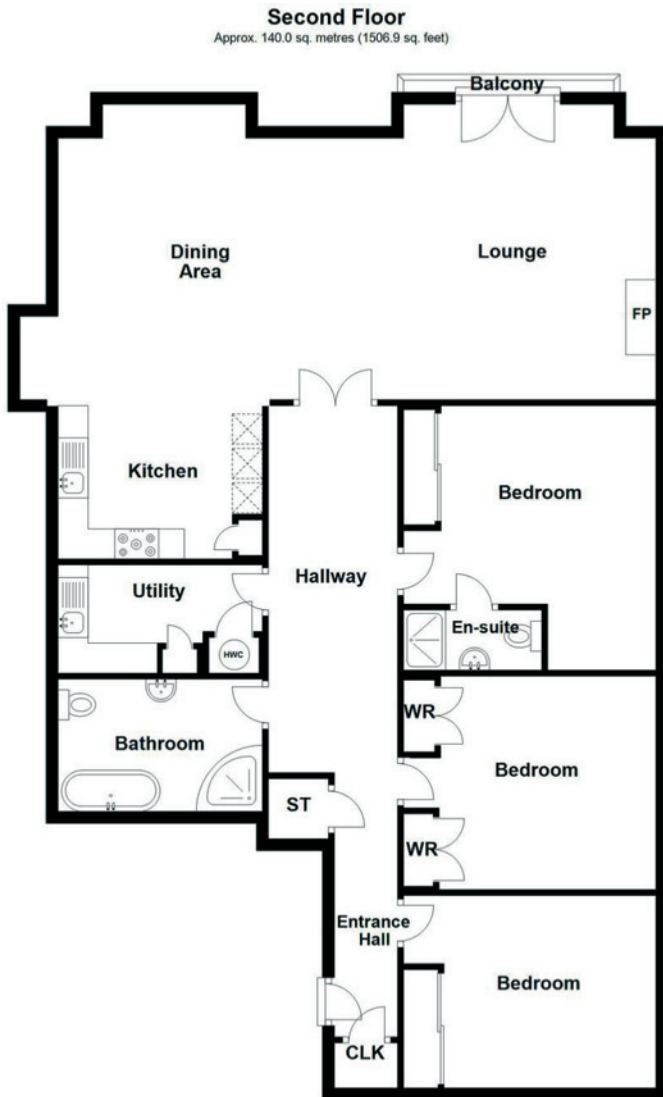
Approximately £2000 per annum to include lift servicing.



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Location:

Windsor Park runs from Malone Road through to Lisburn Road.



Total area: approx. 140.0 sq. metres (1506.9 sq. feet)

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



Energy Rating

Epc Type: Domestic

Current: C80

Potential: B81

EPC Landmark Code: 9180-0623-7900-7063-2202

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	80	81
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
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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