

Management Company

Dunluce House Management Company

Management Fees

£240 per annum Sinking Fund / £50 per annum Ground Rent /

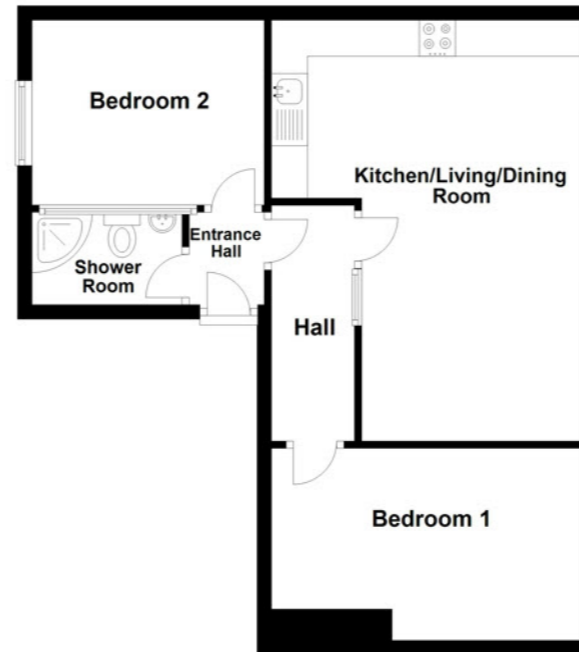
£100 approx per annum Building Insurance

TEMPLETON
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Ground Floor



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

Apt 4, 25 Dunluce Avenue, Belfsst



Just off the Lisburn Road this bright apartment is therefore most convenient to a broad range of amenities including both the City and Royal Victoria Hospitals, Queens University, the City Centre and the many tempting bar-restaurants of the Lisburn and Stranmillis Roads.

Offers Over
£110,000

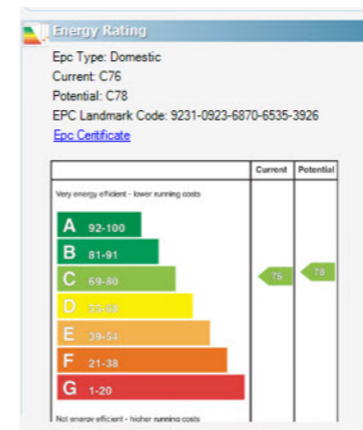
Apt 4,
25 Dunluce Avenue,
Lisburn Road,
Belfast,
BT9 7AW

The accommodation offers two bedrooms, living room open plan to kitchen with integrated appliances and shower room. The property further benefits from uPVC double glazing and mains gas central heating.

Suitable to a range of buyers we recommend an internal viewing at your earliest opportunity.

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



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.

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Property Features

- Bright, tastefully presented first floor apartment in most convenient location
- Spacious living room with southerly aspect
- Open plan kitchen with integrated appliances
- Two double bedrooms
- Shower room with modern suite
- uPVC double glazing, mains gas heating
- Excellent proximity to the Hospitals, QUB, the City Centre and the buzzing Lisburn Road
- Suitable to a broad range of potential buyers

Location:

Heading out of Belfast on the Lisburn Road go past City Hospital and Dunluce Avenue is the next on the right hand side.

Property Comprises

Ground Floor

Communal entrance to reception hall.

Staircase to FIRST FLOOR

Front door to . .

ENTRANCE HALL: Alarm and intercom.

KITCHEN: 14' 1" x 7' 0" (4.29m x 2.13m) Modern fitted kitchen with excellent range of high and low level units, work surfaces, integrated stainless steel oven and 4 ring gas hob, extractor fan, stainless steel stainless steel sink unit and mixer taps, plumbed for washing machine, part tiled walls.

LIVING ROOM: 11' 9" x 10' 1" (3.58m x 3.07m) Laminate wood effect floor.

BEDROOM (1): 13' 8" x 8' 0" (4.17m x 2.44m) (at widest points)

BEDROOM (2): 10' 5" x 8' 0" (3.18m x 2.44m)

SHOWER ROOM: Low flush wc, pedestal wash hand basin with tiled splashback, corner shower cubicle and Redring electric shower, extractor fan, ceramic tiled floor.

