



33 GARVEY COURT, BELSIZE ROAD, LISBURN, BT27 4DG

- A Most Outstanding And Well Presented Ground Floor Apartment With South Westerly Aspect Overlooking Communal Gardens And The Belsize Road
- Pleasant And Private Setting Within This Much Sought After Development For The Over 55's
- Lounge/Dining Area With Open Fireplace And Double Doors To Enclosed Patio
- Luxury High Gloss Fitted Kitchen With Range Of Integrated Appliances
- Two Bedrooms (One With Range Of Built In Furniture)
- Newly Refurbished And Luxury Shower Room With Walk In Shower Enclosure
- Gas Fired Central Heating System And Double Glazing
- **Sale To Include All Carpets, Curtains And Blinds PLUS NEW TIMBER STORAGE SHED**

PRICE: OFFERS IN THE REGION OF £165,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C72

REF:DL290424HG

- Prime Residential Location Convenient To Wallace Park And Lisburn City Centre

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Hardwood panelled entrance door. Ceramic tiled floor.

CLOAKROOM:

Light.

SPACIOUS LOUNGE:

5.13m (16'10") x 4.14m (13'7")

Open fireplace and hearth. Cornice. Mahogany effect PVC double glazed double doors leading to enclosed patio area. Pleasant outlook over communal gardens towards Wallace Park.

LUXURY HIGH GLOSS FITTED KITCHEN:

3.15m (10'4") x 2.20m (7'3")

Range of high and low level units. Granite effect worktops and upstands. Single drainer stainless steel sink unit. Integrated oven and hob. Newly fitted integrated fridge freezer. Integrated washing machine. Glazed cabinets. Tiled floor. Built in cupboard with Baxi gas fired boiler.



BEDROOM (1):
3.23m (10'7") x 3.04m (10'0")
Measurement to include range of built in robes and units.



BEDROOM (2):
2.95m (9'8") x 2.58m (8'6")



NEWLY REFURBISHED AND LUXURY SHOWER ROOM:

Large walk in shower enclosure with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Wall mounted mirror above. Close couple low flush wc. Chrome finish heated towel rail. Natural stone effect wall tiling with border feature. Ceramic tiled floor. Built in storage cupboard with shelves.



OUTSIDE:

Enclosed and paved patio area. Outside tap. Communal gardens with private aspects. New timber built storage shed.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £848.25

SERVICE CHARGE:

A service charge of £75 per month (at present) is payable to cover maintenance to communal gardens and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.



DIRECTIONS:

From Belsize Road turn into Garvey Court, at the roundabout take the third exit into cul de sac and parking area. Apartment 33 is at the end of the path.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



33 Garvey Court

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft

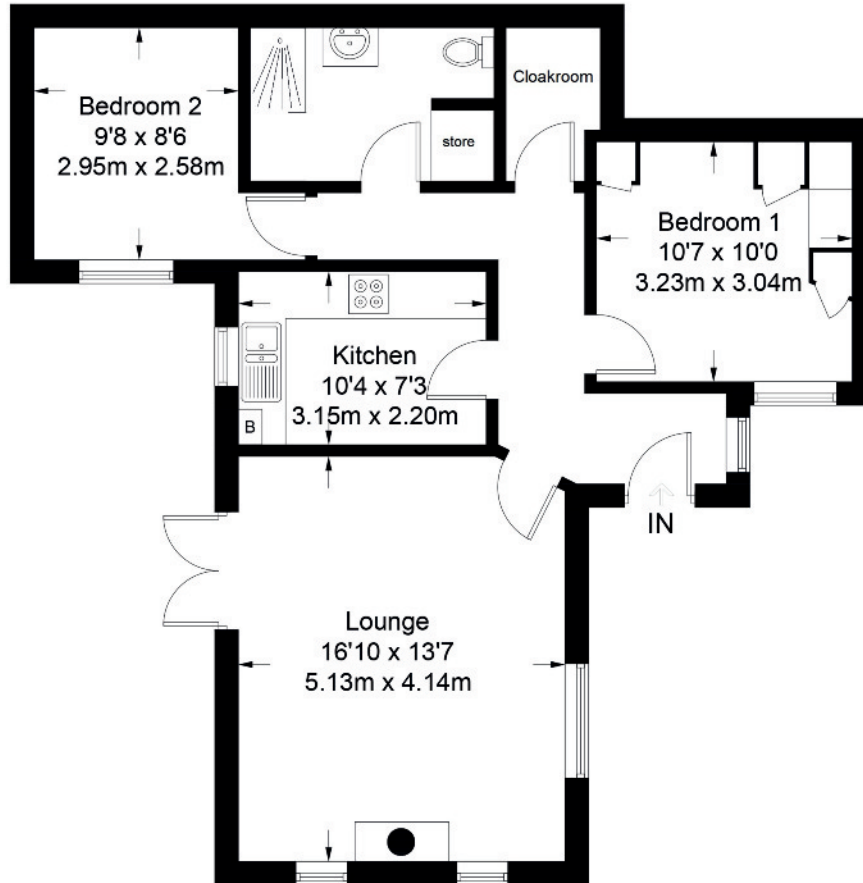


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID858168)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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