

RODGERS & BROWNE

Apt 1, 28 Windsor Park, Off Malone Road
South Belfast, BT9 6FR



offers over £350,000

SOLD



The Owners Perspective...

"The location couldn't be better - a beautiful, peaceful, tree-lined street no more than a minute's walk to the hustle and bustle of the Lisburn Road with shops, parks, restaurants and bars literally on your doorstep. It only takes 5 minutes to travel directly into Belfast city centre or get on to the main motorways.

The property itself is very special with a beautiful and grand living area. There is character at every turn with many original features including high ceilings, timber floors, doors & wooden panelling.

The unique layout separates the living quarters from the bedroom quarters so that you can entertain at the front while someone sleeps at the back. The large sash windows flood the property with light and we love the way that they frame the trees outside.

Finally, our beloved roof garden. We've spent countless days & evenings 'up on deck' basking in the sun, barbecuing or entertaining friends- it really is the perfect suntrap, entirely protected from both the wind and the outside world. The lower deck is accessed directly from the master bedroom and is the perfect spot for a morning coffee.

The property has been in our family for over 30 years and we will genuinely be heartbroken to leave it."



76 High Street, Holywood, BT18 9AE

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EXPERIENCE | EXPERTISE | RESULTS



Drawing room



Drawing room open to kitchen



The facts you need to know...

Elegant ground floor apartment within a converted Grade 2 listed Victorian house in the much sought after setting of BT9

Deceptively spacious extending to 1,550 sq ft plus outside gardens

Many of the original feature have been retained and merged with modern living which is a true credit to the current owners

Beautiful drawing room with feature bay window and open fire

Traditional shaker style kitchen with integrated appliances including a dining area

Separate utility room

Family room

Three well proportioned bedrooms

Main bedroom with extensive range of built-in wardrobes and vanity unit plus a luxury ensuite bathroom with feature free standing bath and separate showering area

Main bedroom and bedroom two each have access to private garden areas

Luxury wet room incorporating shower and period sink unit

Superb outside entertaining space with a ground floor fully enclosed garden finished with artificial grass and decking plus an external staircase leading to a private roof top terrace surrounded by ornate cast iron railings

Extensive outside mood lighting and water provision

Perfectly positioned to take a stroll onto the busy Lisburn Road which boasts an area of cafes, restaurants, boutiques and shops to suit even the most discerning buyer

Ease of access to Belfast City centre via road or rail

Private parking for one car



Kitchen with casual dining



kitchen



Decked sitting area



Decked sitting area

The property comprises...

GROUND FLOOR

Period panelled door with side and top light to communal entrance hall. Double doors to Apt 1.

ENTRANCE HALL

Exposed timber floor, picture rail, cornice ceiling, low voltage lighting, lower inner hall. Service door to private parking area.

DRAWING ROOM

19' 11" (into bay window) x 14' 9" (6.07m x 4.5m)
Picture rail, dado rail, feature painted fireplace with tiled inset and cast iron slate hearth, archway leading to:

KITCHEN WITH CASUAL DINING

14' 8" x 13' 0" (4.47m x 3.96m)
Range of low level shaker cabinets with Iroko worktops and splashback, four ring ceramic hob, stainless steel extractor above, under oven, integrated dishwasher, single drainer sink unit with mixer tap, cornice ceiling, exposed timber flooring.

UTILITY ROOM

Plumbed for washing machine, space for tumble dryer, ceramic tiled floor, gas central heating boiler.

INNER HALLWAY

Ceramic tiled floor. Storage room. Low voltage lighting, cornice ceiling. Access to roofspace via a Slingsby style ladder. Fully floored roofspace.

WET ROOM

7' 3" x 6' 9" (2.21m x 2.06m)
Luxury suite comprising walk-in fully tiled shower with thermostatically controlled shower and over drencher, Crittall shower screen, period Imperial sink unit and taps with cabinets below, low flush wc, period radiator, ceramic tiled floor, part tiled walls, extractor fan.

FAMILY ROOM

11' 7" x 10' 10" (3.53m x 3.3m)
Glazed door to inner walkway.

BEDROOM (3)

11' 6" x 7' 2" (3.51m x 2.18m)
Plus built-in wardrobes, window shutters.



Main bedroom

MAIN BEDROOM

13' 2" x 12' 9" (4.01m x 3.89m)

Including built-in wardrobes with shaker style doors, vanity unit with pelmet lighting over. Door to private garden.

LUXURY ENSUITE BATHROOM

9' 2" x 7' 1" (2.79m x 2.16m)

Feature free standing bath, swan neck chrome free standing taps and telephone shower, pedestal wash hand basin, low flush wc, marble tiled shower cubical, thermostatically controlled over drencher and telephone shower, marble tiled floor, part panelled walls, feature radiator, low voltage lighting, extractor.

BEDROOM (2)

16' 2" x 9' 2" (4.93m x 2.79m)

French doors to enclosed private garden area.

Outside

Private parking adjacent to side door.

Fully enclosed garden incorporating an artificial grass area and a decked sitting area, extended ornate open tread staircase to large roof top terrace with lighting and water surrounded by ornate cast iron railings.



Ensuite



Bedroom two



Bedroom three



Wet room

Additional information

In accordance with the European Performance of Buildings Directive, all property being marketed For Sale or To Rent must have an Energy Performance Certificate (EPC). The rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rogersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	64 D
39-54	E		
21-38	F		
1-20	G		



From 23rd September 2022 property purchased up to £250,000 will be exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override will still apply. Homes sold in excess of £250,000 will pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £625,000.

Please contact your own legal adviser with any queries.

MANAGEMENT FEES

£1,150.00 Per Annum

TENURE

Leasehold

RATES

The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2023/2024 is £2,500.

VIEWING

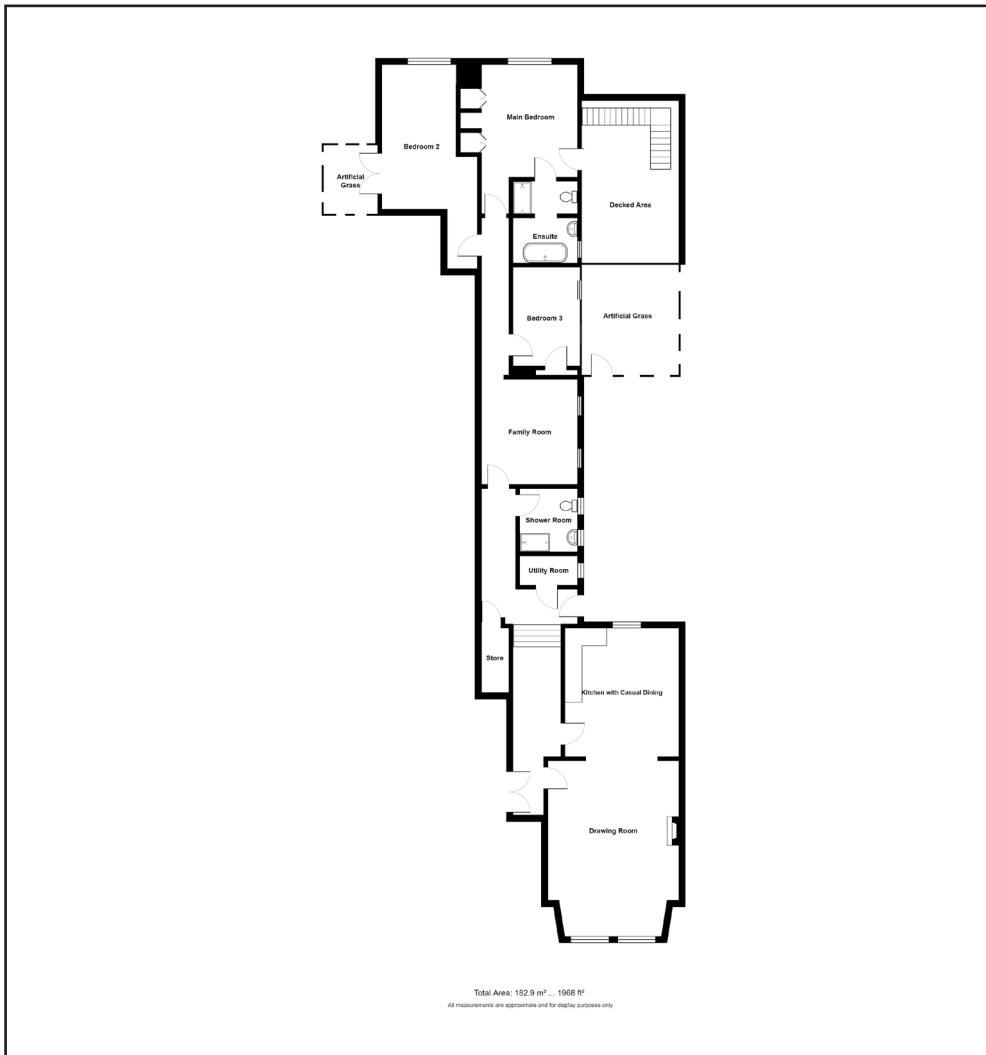
By appointment with **RODGERS & BROWNE**.

Location

Travelling along the Lisburn Road toward Belfast City Centre pass Drumglass Park and take your fourth right into Windsor Park No 28 will be approximately 300 yards on your left.



Floor plan



EXPERIENCE | EXPERTISE | RESULTS



Sales
Lettings
Property Management

EXPERIENCE | EXPERTISE | RESULTS

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