

# Bill McKelvey

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Estate Agent  
Auctioneer  
Property Consultant

## FOR SALE

### 2 Jubilee Place Lisburn



An easily maintained apartment in a sought after location within easy walking distance of Lagan Valley Hospital, The Omniplex and a host of shops and restaurants as well as the motorway network.

**One bedroom**  
**Sitting room**  
**Modern kitchen**  
**Gas fired central heating**  
**Garden**

## T: 028 9751 9996



## **ACCOMMODATION**

Mahogany effect PVC front door with glass panel.  
Stairs to first floor with window on split landing.

### **First floor hall**

Access to loft which is partially floored for storage.  
Walk in cloak cupboard with window.



### **Sitting room**

11'7 x 12'7 max.  
Oak effect laminate flooring.  
Cupboard.



### **Kitchen**

8'7 x 7'11  
Excellent range of cream shaker style units.  
Stainless steel single drainer sink unit with mixer tap.  
Glass and stainless steel extractor hood.  
Walls part tiled.



**Bathroom**

Bath with Mira Sprint electric shower over and glass folding shower screen.

Pedestal wash hand basin and WC.

Walls part tiled.



**Bedroom**

9'7 x 12'6

Oak effect laminate flooring.

Integral wardrobe.

**Outside**

Front garden laid out in lawn and bounded by fencing and gate.

Communal yard to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**Price:** Offers in the region of £75,000.

**Rateable Capital:** £51,000.00 (From lpsni.gov.uk)

**Rates payable per annum:** Approximately £444.

**Tenure:** Believed to be Leasehold, ground rent £10 per annum.

**Maintenance Fee:** £240 per annum (includes building insurance and exterior maintenance).

**Viewing:** Strictly by appointment with agent.

**Directions:** 1.5 miles from the M1. From the A1 Hillsborough Road opposite Lagan Valley Hospital turn into Warren Park. At the end of the street turn right into Warren Gardens. After 0.2 miles turn left into Jubilee Avenue. After 0.1 miles the property is on the right at the corner of Jubilee Place.

*(Please note that we have not tested the services or systems in this property. Buyers should make / commission their own inspections if they feel it is necessary).*