

FOR SALE

11 Deramore Park, Belfast BT9 5JW

APARTMENTS 1 (GROUND FLOOR) AND 2A (FIRST FLOOR)

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Sale to include ground and first floor apartments and garage to be sold as one lot

Situated just off Malone Road, South Belfast

Sought after location within walking distance of a range of amenities

Ground floor accommodation – Hall, 2 no. bedrooms (1 with en-suite bathroom), living/dining room, bathroom, shower room, kitchen, utility room, garage

First floor accommodation – Hall, 1 no. bedroom, living room, bathroom, kitchen



LOCATION

The subject property is located to the south of Belfast city centre, just off Malone Road, a much sought after location within walking distance of many facilities and amenities located on Lisburn and Stranmillis Roads including schools, Ulster independent Clinic and Queens university.

DESCRIPTION

To be sold as one lot, the subject sale will include 2 apartments and garage located at ground and first floors within a period semi-detached building with common driveway and garden to the front.

The accommodation can be summarized as follows:

Ground Floor

- Hall with solid wood flooring
- Living/dining room with fireplace and solid wood flooring – 4.2m x 5.79m plus bay
- Kitchen with high and low level storage, sink – 4.2m x 4.9m
- Bedroom 1 with en-suite – 4.5m x 5.6m, with access to basement
- Bedroom 2 – 4.5m x 3.6m
- Bathroom – 1.9m x 3.6m
- Shower room – 2.06m x 0.95m
- Utility room – 1.6m x 1.78m
- Garage

First Floor

- Hall
- Bedroom 1 – 3.45m x 2.8m
- Living Room – 4.28m x 2.85m
- Kitchen – 2.69m x 3.81m
- Bathroom – 2.5m x 3.5m with bath and WC

SERVICE CHARGE

To be confirmed – through a management company contributing to the overall maintenance, repairs and insurance of the building.

TITLE

Long Leasehold – TBC

RATES PAYABLE

Capital Value

Apartment 1 (ground floor) £240,000

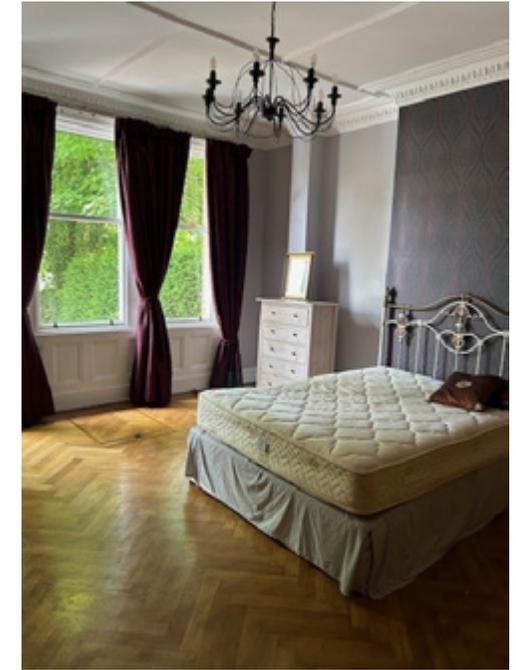
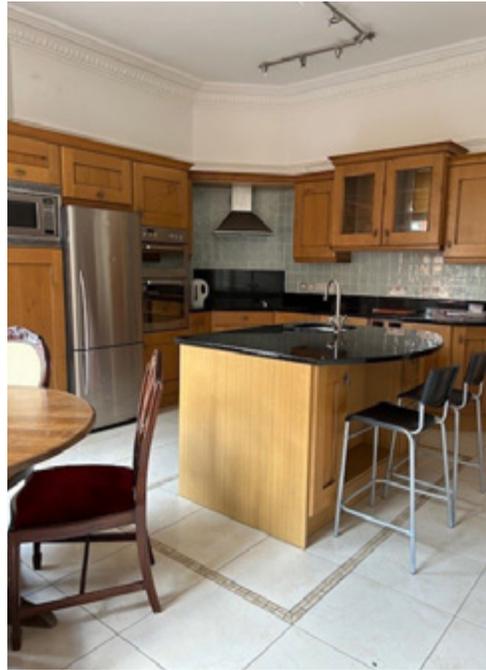
Apartment 2 (first floor) £110,000

Rates Poundage 2025/26: £0.009593

Rates Payable pa

Apartment 1 (ground floor) £2,280

Apartment 2 (first floor) £1,045

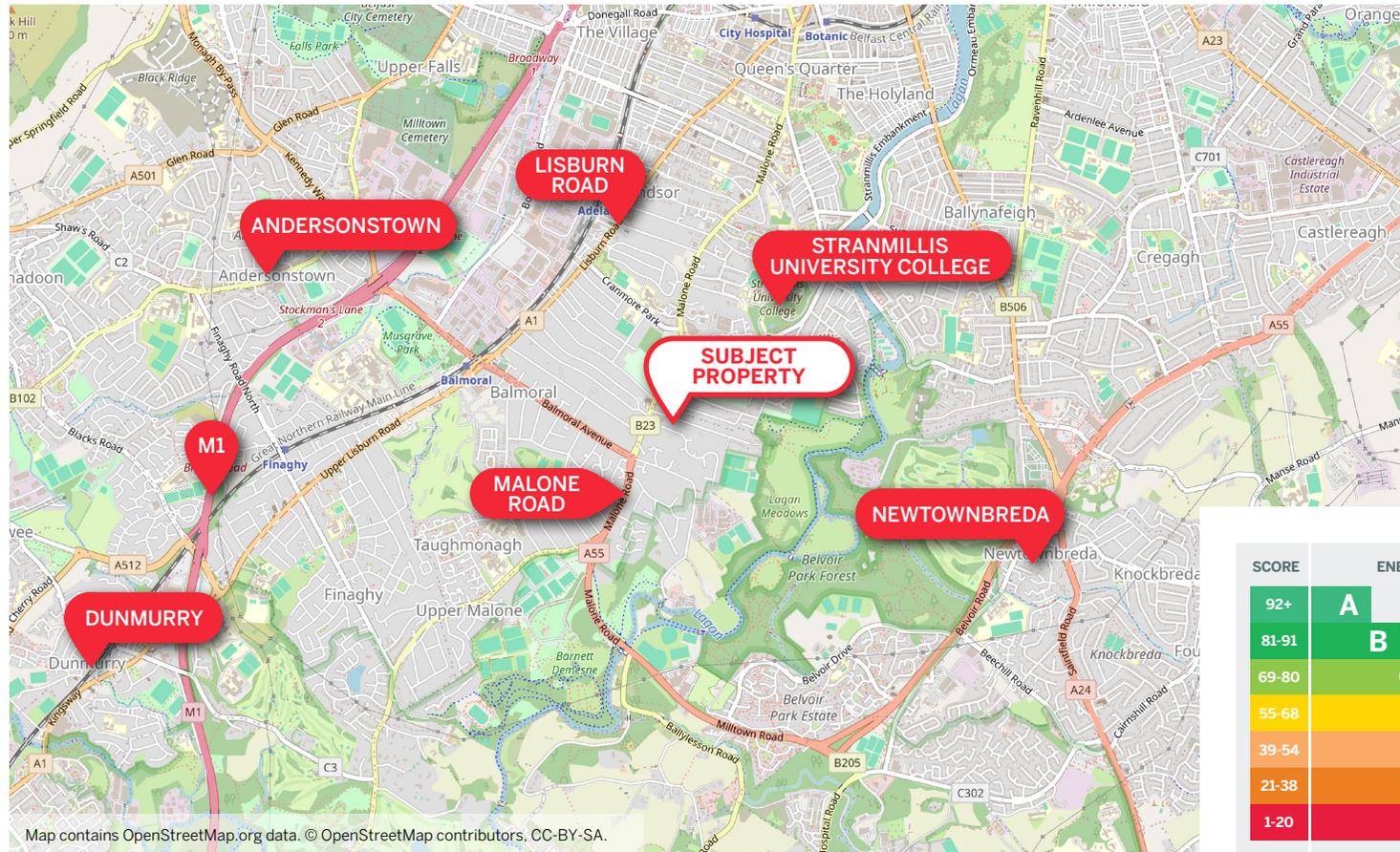


PRICE

Offers invited in excess of £325,000



LOCATION



VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

Flat 1 has an Energy Efficiency rating of 61D and flat 2A has a rating of 62D. The full Certificates can be made available upon request.

SCORE	ENERGY RATING	FLAT 1		FLAT 2A	
		CURRENT	POTENTIAL	CURRENT	POTENTIAL
92+	A				
81-91	B				
69-80	C				
55-68	D	61 D	66 D	62 D	66 D
39-54	E				
21-38	F				
1-20	G				

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24511

Lisney

COMMERCIAL REAL ESTATE

For further information:

Kristian Dube: 028 9050 1501
kdube@lisney-belfast.com

David McNellis: 028 9050 1551 / 07887 911 077
dmcnellis@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House
29-33 Montgomery St, Belfast BT1 4NX
Tel: 028 9050 1501
Email: property@lisney-belfast.com

lisney.com   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

