



**24 Park Drive  
Holywood  
BT18 9LW**

*To Let*  
*£495 per calendar month*  
*inc rates*

Fully Furnished Mid Terrace

Spacious living room

Modern Kitchen With Breakfast Bar Area

Luxury Shower Room

2 Bedrooms

Phoenix Gas Central Heating



## Recently Modernised Mid Terrace

Recently renovated and extensively modernised mid terrace which is fully furnished. The location is ideal for those looking to be within a short stroll of Holywood High Street which offers an array of Cafés, Restaurants, Tesco's and Boutiques. Also close to hand would be Holywood Railway Station and main arterial routes including Belfast City Centre.

Internally the property has a spacious and bright living room, cream shaker style kitchen with breakfast bar area, two bedrooms and a luxury shower room. To the rear of the property is a fully enclosed terrace with patio and stone area.

In all a superb modern home which will suit a variety of potential renters.

## Details of Tenancy

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 full Report can be viewed via our web site [rogersandbrowne.co.uk](http://rogersandbrowne.co.uk).

### Length of lease:

12 Months

### Available from:

Immediately

### Application process:

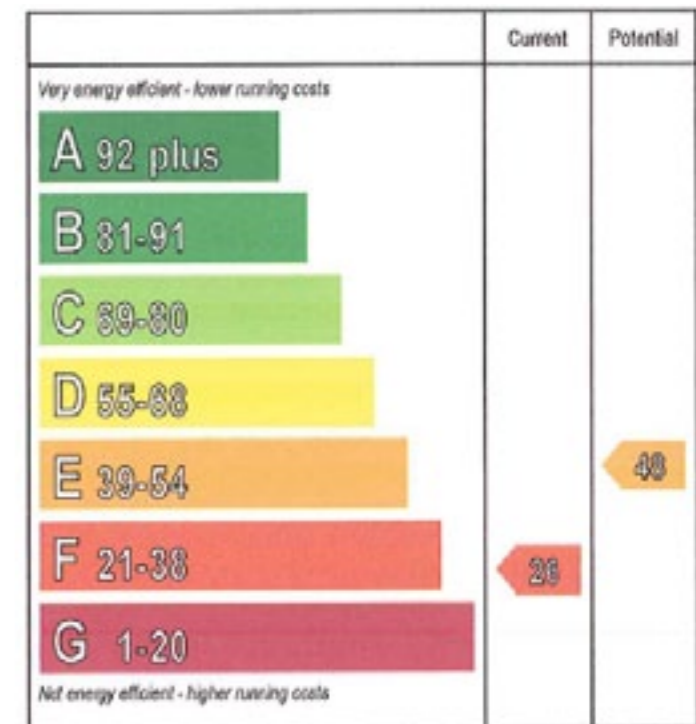
All rental property being handled by **RODGERS & BROWNE** requires prospective tenants to complete an Application Form. In addition, a reference will be sought via Homelet for which there is charge of £35.00 inc. vat. The Landlord reserves the right to accept or decline any application for tenancy.

### Viewing:

By appointment with **RODGERS & BROWNE**.

### Rates:

Included



### Utility Suppliers:

Electricity	Northern Ireland Electricity Tel: 08457 455 455
Gas	Phoenix Natural Gas Tel: 08454 555 555
Telephone	British Telecom Tel: 0800 800 150



Location: Travelling along Holywood High Street towards Belfast turn Left into Downshire Road and then first right into Church View, Park Drive is situated on your left hand side



### View all our properties online

All property available through **RODGERS & BROWNE** can be viewed via our website [www.rodgersandbrowne.co.uk](http://www.rodgersandbrowne.co.uk) Brochures, floor plans and Energy Performance Certificates (EPCs) can all be viewed, downloaded or printed. You can also contact us via the site by e-mail to [info@rodgersandbrowne.co.uk](mailto:info@rodgersandbrowne.co.uk)

### Let us find you your ideal home

Tell any of the **RODGERS & BROWNE** team know what you are looking for and we will do our best to find it for you. You can also join our active Mailing List on line via the web site

### Financial Advice

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

### Viewing:

By appointment with **RODGERS & BROWNE**.

### Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.