

RODGERS & BROWNE



10 Craigtara, My Ladys Mile
Holywood, BT18 9EE

offers around £325,000



The Owner's Perspective...

“‘Craigtara’ is a little oasis of bliss at the bottom of My Lady’s Mile. A beautiful development in which to reside and to enjoy the pleasures that Holywood has to offer. Within walking distance of Restaurants, Shops, Churches, Bus and rail it is most perfectly situated. Well maintained, mature trees and shrubbery, a lovely place to call your home!”



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



The facts you need to know...

Well appointed first floor apartment with private own door access

Bright south facing living room open to casual dining

Feature stone fireplace with gas fire in the living room

Luxury recently installed kitchen with an array of built-in appliances including fridge freezer, gas hob, microwave, oven, dishwasher, washing machine and wine fridge

Two double bedrooms, main bedroom with built-in wardrobes

Luxury ensuite shower room

Recently installed bathroom

Superb storage within the apartment plus access to roofspace

Study landing

Gas fire central heating

PVC double glazed windows

White panelled doors and oak effect laminate flooring throughout

Extensive communal gardens surround the apartments

Private single car parking space with guest parking

Located just off the renowned My Ladys Mile and only minutes from Hollywood town centre by foot or car



Luxury kitchen



Dining area



Study landing

The property comprises...

GROUND FLOOR

Panelled composite front door to:

PRIVATE ENTRANCE HALL

Staircase to first floor, ceramic tiled floor.

First Floor

STUDY LANDING

Space for a study area, oak effect laminate flooring, recessed lighting, access to roofspace, glazed door to:

LIVING ROOM OPEN TO DINING AREA

23' 7" x 17' 9" (at widest points) (7.19m x 5.41m)

Bright and spacious room with double door to balconette, fireplace with stone surround, granite inset and hearth gas fire, oak effect laminate flooring, recessed lighting.

LUXURY KITCHEN

Recently installed luxury kitchen finished in a high and low level white high gloss units, quartz worktops with matching up stand, inset one and a half sink unit with mixer tap, Indesit four ring stainless steel gas hob, quartz splashback, Airforce stainless steel extractor above, Indesit eyelevel microwave and single oven, CDA wine fridge, Indesit integrated dishwasher, washing machine and fridge freezer, ceramic tiled floor, low voltage lighting, concealed gas boiler.



Main bedroom

INNER HALLWAY

Cloaks cupboard and hotpress with shelving, oak effect laminate flooring, low voltage lighting.

MAIN BEDROOM

13' 2" x 11' 0" (4.01m x 3.35m)
Plus large built-in wardrobe. Oak effect laminate flooring.

ENSUITE SHOWER ROOM

8' 6" x 5' 10" (at widest points) (2.59m x 1.78m)
Recently installed luxury suite, fully tiled shower cubicle with thermostatically controlled shower unit, telephone shower and over drencher, low flush wc, wash hand basin with mixer tap and cabinets below, tiled splashback, wall mounted heated towel radiator, ceramic tiled floor, extractor fan.

BEDROOM (2)

11' 0" x 9' 0" (3.35m x 2.74m)
Oak effect laminate flooring, recessed lighting.

BATHROOM

7' 9" x 7' 1" (2.36m x 2.16m)
Luxury white suite comprising panelled bath with chrome mixer and telephone shower, low flush wc, wash hand basin with mixer, tiled splashback and cabinets below, heated towel radiator, ceramic tiled floor, part tiled walls, extractor fan.

Outside

Communal gardens surrounding the apartments laid in lawns, flowerbeds and mature borders.

Private parking space with additional visitors space.

Concealed communal bin store.



Ensuite shower room



Bedroom two



Bathroom



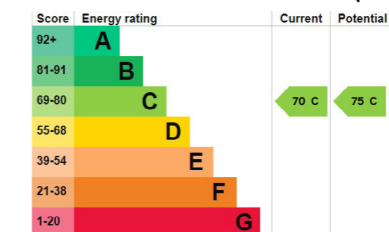
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

	Y	N	N/A
Is there a property management company?			
Is there an annual service charge?			
Any lease restrictions (no AirBnB etc) ?			
On site parking?			
Is the property 'listed'?			
Is it in a conservation area?			
Is there a Tree Preservation Order?			
Have there been any structural alterations?			
Has an EWS1 Form been completed?			
Are there any existing planning applications?			
Is the property of standard construction?			
Is the property timber framed?			
Is the property connected to mains drains?			
Are contributions required towards maintenance?			
Any flooding issues?			
Any mining or quarrying nearby?			
Any restrictive covenants in Title?			

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	
Mains gas	
LPG	
Mains water	
Cable TV or satellite	
Telephone	
Broadband and speed	

ENERGY EFFICIENCY RATING (EPC)



STAMP DUTY From 23rd September 2022 property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case the 3% override still applies. Homes sold in excess of £250,000 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.

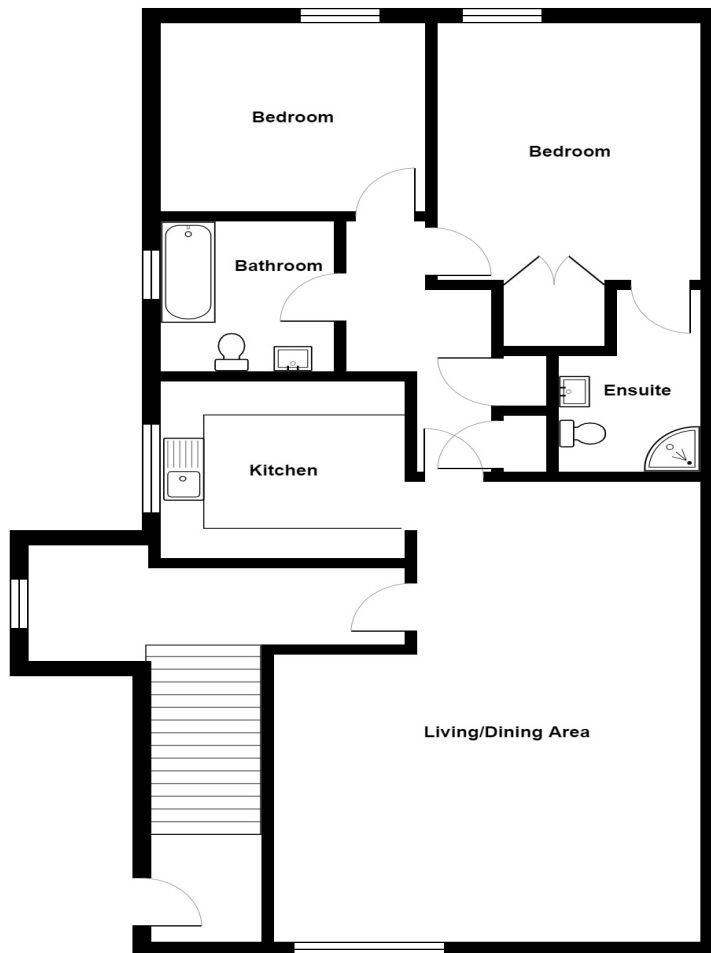
TENURE: Leasehold. Ground rent £50 per annum.

MANAGEMENT FEE: £900 per annum & includes building insurance, parking space, grounds maintenance and window cleaning

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 2024/2025 is £1,598.98.

Location

Travelling from Holywood High Street towards Belfast, pass Ean Hill on your left take the next left at St Colmcille's Church onto My Ladys Mile, Craigtara will be on your right.



Total Area: 102.8 m² ... 1106 ft²

All measurements are approximate and for display purposes only



Sales
Lettings
Property Management

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