



We have pleasure bringing to market this superb contemporary ground floor apartment set in the heart of Helen's Bay, just off Bridge Road. This attractive and deceptively spacious apartment offers a real opportunity for low maintenance living or those looking to spend more time abroad or even a super investment – with a potential rental income of circa £975 p/m.

Quarry Court is a select development of Apartments set in an extensive tranquil and well- maintained setting with the benefit of additional amenity space and parking. Apartment 3 has the added benefit of a front Sun Porch which enjoys the sun light throughout the day; with views over the communal gardens which are laid in lawns, shrubs and flowerbeds with an array of colour. On entering the apartment through the communal entrance or via the sun porch, one will be impressed by the private position of the property along with the good sized and well-proportioned accommodation. Briefly comprising Inner Hallway with floor to ceiling sliding robes, spacious Lounge with access to sun porch, separate modern Kitchen, three good sized Bedrooms and Shower Room with modern suite. This property also benefits from a large shed which is in the sheltered car park area. This area is superb and within the catchment area of many well-regarded schools and easy transport links to both Bangor and Belfast. Helen's Bay Golf Club is a short drive away and the coastal path for the walking enthusiast is a short stroll away too.

Offers Around  
£210,000

Apt 3 Quarry Court,  
Helen's Bay,  
Bangor,  
BT19 1TY

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Viewing by  
appointment  
through agent  
028 9042 4747

With so much on offer, we anticipate strong demand as apartments in this locality and setting rarely present themselves to the open market.



- Attractive and Spacious Ground Floor Apartment.
- Superbly Presented Throughout.
- Sun Porch to front of Apartment - Ideal sun trap with space for Seating.
- Inner Hallway with Floor to Ceiling Mirrored Sliding Robes - providing superb space.
- Living Room - with door to Sun Porch.
- Separate Modern Kitchen - All Appliances included.
- Three Well Proportioned Bedrooms - Bedroom 3 would make ideal Home Office.
- Contemporary & Modern Shower Room - with Underfloor Heating.
- Bathroom upgrades this year 2024 - New Vanity Unit, New Floor, New Lights and New Ventilation System
- Bosch Combi Gas Boiler - Installed June 2020 and serviced annually.
- uPVC Double Glazed Windows / Gas Fired Central Heating.
- All Curtains & Blinds to be included plus the two wall mirrors in the Living Room.
- Large Shed in pottery blue in the sheltered car park area - New 2021. In perfect condition and great storage for Garden Seating etc.
- Ground Floor Apartments use the Garden outside their Apartments. Communal bins in Car Park.
- Communal Quiet Gardens Maintained to High Standard.
- Communal Gardens / Parking for Residents & Visitors.
- Approximately 7 minute to Helen's Bay Railway Halt and Village Shops. Easy walk to Helen's Bay beach. Community allotment locally and can order Friday delivery of Organic Vegetables.
- Potential Rental Income circa £975 p/m.
- Very Popular and Sought After Helen's Bay Location
- The Property has recently had a new Electrical Certificate carried out and is valid for 5 years.

The Property Comprises:

## Ground Floor

Communal entrance hall leading to Apartment 3.

ENTRANCE HALL: Front door. Laminate wood floor. Wall to wall range of built-in robes with mirrored sliding doors. Electric meter in hall cupboard.



LIVING ROOM: 14' 9" x 10' 9" (4.5m x 3.28m) Laminate wood floor. Door to sun porch. Two wall mirrors included.



KITCHEN: 9' 3" x 9' 2" (2.82m x 2.79m) Modern fitted kitchen with range of high and low level units, laminate work surfaces, one and a half bowl stainless steel sink unit with mixer taps. Display shelving, Beko washing machine, Beko dishwasher, Hotpoint oven and four ring ceramic hob, Diplomat extractor fan. Beko fridge/freezer, part tiled walls.



BEDROOM (1): 11' 9" x 11' 2" (3.58m x 3.4m) Laminate wood floor, double built-in robe with cupboard above.



BEDROOM (2): 11' 2" x 9' 7" (3.4m x 2.92m) Laminate wood floor, part wood panelled walls, Built-in robe with cupboard above.

BEDROOM (3) / HOME OFFICE: 10' 9" x 7' 6" (3.28m x 2.29m) Ideal as either a third bedroom or home office for hybrid working - Laminate wood floor, built-in cupboard with Bosch gas fired boiler.



SHOWER ROOM: Walk-in shower with Mira Excel spa grade shower unit, low flush wc, vanity unit, heated towel rail, part tiled walls, wood effect laminate flooring. Led lighting. Astro cabinet with heated mirror lighting. Underfloor heating. New Energy Efficient Extractor Fan Feb 2024 - Envirovent filter less fan quietly controls condensation levels at low energy usage.



## Outside

Garden area to front of apartment. Communal gardens. Resident and guest parking. Large shed in pottery blue - New 2021. Perfect condition and great to store out of season garden seating etc.

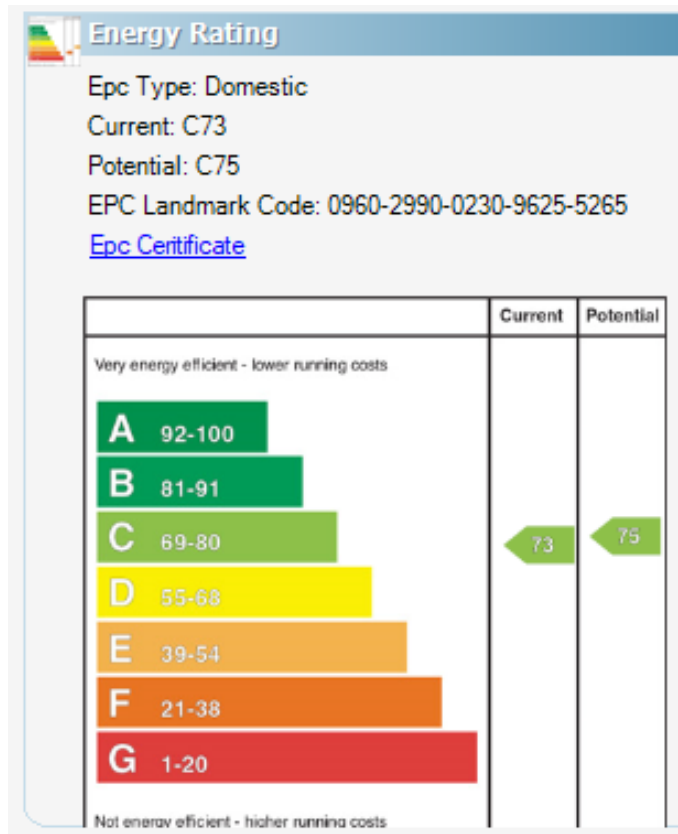
## Management company

Management Charge: £50 per month for up keep of common areas and buildings insurance. Quarry Court (Helen's Bay) Ltd run by the Residents. Also covers - Window Cleaning, fortnightly Gardeners in Season and Communal Building Insurance.

External Doors upgraded 2021. New Drains in Car Park 2023. Guttering replaced 2023.

Traditional Brick Construction - Cavity Wall Insulation topped up regularly.





Location:

Coming from Station Square, turn left into Bridge Road and then 2nd left into Woodland Avenue. Take next right and continue to car park and No 3 is on the left hand side.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)



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