

**RODGERS
&
BROWNE**

Apt 1, 15 Priory Point
Priory Park, Holywood, BT18 0LG

offers around £235,000



The Owner's Perspective...

"One of the benefits of living here is the proximity to all the key amenities in the area. A short stroll takes you into Holywood town centre or on to the beach. Despite being so close to the town centre, the apartment is situated in a quiet cul de sac and is part of a small development of only 5 apartments. One of my favourite parts of this apartment is the picture window in the lounge which brings to the room a feel of the greenery outside."



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Two bedroom ground floor apartment with own door access

A short walk from the Seapark shoreline and Holywood town centre

Bespoke designed kitchen with high end appliances and remote control mood lighting

Benefitting from Saint Gobain acoustic glazing, reducing the impact of exterior noise and maximising solar heat gain and natural light transmission

Mechanical ventilation and heat recovery system

High efficiency combination gas boiler

Alarm system and door controlled intercom and video access system

Wired for Sky, BT and Virgin with central aerial and satellite system installed for instant connectivity

Pet friendly development



Kitchen



Main Bedroom

The property comprises...

GROUND FLOOR

Glazed door with intercom to:

COMMUNAL ENTRANCE HALL Solid door to:

APARTMENT ONE

ENTRANCE HALL: Grey limed oak semi solid floor. Storage cabinet with Vortice Air Circulation System plus additional cloakroom.

KITCHEN OPEN TO FAMILY ROOM 18' 10" x 18' 8" (5.74m x 5.69m) Extensive range of high and low level white high gloss cabinets, composite stone worktops with inset sink unit and mixer tap, four ring ceramic hob with canopy extractor above, under oven, integrated dishwasher, fridge freezer, washing machine and dryer, grey limed oak flooring, feature window, own entrance door.

BATHROOM: 13' 4" x 6' 1" (4.06m x 1.85m) Luxury suite comprising free standing deep fill bath on chrome feet, mixer tap and telephone shower, large double shower with thermostatically controlled shower unit, over drencher and telephone shower, low flush wc, contemporary sink unit with mixer tap and cabinets below, heated towel radiator, ceramic tiled floor, feature stone effect wall.

MAIN BEDROOM 13' 5" x 11' 0" (4.09m x 3.35m) Low voltage lighting.

BEDROOM (2): 10' 8" x 8' 2" (3.25m x 2.49m) Including extensive range of built-in wardrobes with cabinets above, desk unit and open shelving, low voltage lighting, Parquet style floor in grey limed oak semi solid floor, low voltage lighting.

Outside

Communal gardens surrounding the property with concealed bin storage area. Private car parking space.

Location

Turn into Priory park opposite Tudor Oaks on 'old' Bangor Road and go to the bottom of the hill. Turn right and Priory Point is on the left.

Additional information

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 rating establishes the efficiency of a property and what steps could be undertaken to improve its performance in an effort to reduce energy consumption and associated carbon dioxide emissions. There is no 'pass' or 'fail' level.

An EPC currently has a 'life' of 10 years and becomes part of the documents associated with that property. It can be transferred on completion of sale to the new owner(s) and would normally only be superseded by a new assessment after energy saving improvements have been carried out.

A copy of the EPC and Recommendation Report must be available to any interested party. The full Report can be viewed via our web site rodgersandbrowne.co.uk.

ENERGY EFFICIENCY RATING (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

TENURE

Leashold. Ground rent £1 per annum.

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 c. £1,461.92

VIEWING

By appointment with **RODGERS & BROWNE**.



Sales
Lettings
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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.

