

RODGERS & BROWNE

Apt 1A, 1 Ardmore Terrace, Victoria Road
Holywood, BT18 9BH



offers around £219,950



The Agent's Perspective...

Located at the top of Ardmore Park, Victoria Road, this attractive one bedroom apartment is within a pleasant walk of Holywood town centre.

The building is part of a terrace of period homes where this 'end' property has been divided into apartments. The sympathetic conversion means the high ceiling, cornices and panelled doors have all been retained. Apart from the dramatic effect this creates a feeling of space and grandeur. The accommodation would be ideal for a single person or couple and should be a comfortable and manageable environment.

The kitchen is well fitted and there is a large shower room with 'drench' shower cubicle - and corniced ceiling!

Outside there is a low maintenance garden planted in lavender and hedging and a sheltered walled courtyard to the rear.



Finally, there is a generous garage with electric roller door which may be of interest to those who would wish to keep a vehicle secure while on extended holiday.

A charming home.

76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS



Living room



Living room



Common entrance hall



Hallway

The facts you need to know...

Gracious, stylish ground floor apartment

High ceilings with moulded cornices

Large double bedroom with bay window

Living room with gas fire

Large shower room with 'drench' shower

Oak kitchen with space for dining

Convenient location within walking distance of town centre

Gas fired central heating

Detached garage with electric roller door

Low maintenance garden to front

Resident parking

Charming, grade B2 listed building

Enclosed, sheltered courtyard to rear

N.B. This is a managed environment where various aspects are arranged through a management company for the benefit of all. This includes electricity for common areas, fire alarm, buildings insurance, window cleaning and repairs. The current contribution for this apartment is £780.00 per annum



Kitchen



Kitchen / dining



Excellent range of units



The property comprises...

GROUND FLOOR

Steps up to:

Planted low maintenance garden.

Solid front door with electric intercom door buzzer entry.

ENTRANCE PORCH

Mosaic tiled floor. Opaque glass double doors with stained leaded glass fan light.

ENTRANCE HALL

High glazed tiled floor. Panelled front door to:

APARTMENT 1A

Panelled front door.

ENTRANCE HALL

Ceramic tiled floor.

LIVING ROOM

16' 3" x 13' 9" (4.95m x 4.19m)

Cornice ceiling, tiled floor, gas fire in semi circular dog basket, drinks cabinet with mirror detail, decorative panel walls, concealed gas fired central heating boiler.

KITCHEN/DINING

16' 0" x 11' 10" (4.88m x 3.61m)

Extensive range of oak finish high and low level cupboards, laminate worktops, one and a half single drainer stainless steel sink unit with mixer tap, stainless steel under oven, four ring gas hob, stainless steel cooker canopy, plumbed for dishwasher and washing machine, high glaze ceramic tiled floor, double glazed Velux window and space for dining table and chairs.



Beautiful double bedroom

DOUBLE BEDROOM

18' 0" x 16' 6" (into bay window) (5.49m x 5.03m)
Storm shutters, cornice ceiling, decorative panelled walls. Built-in sliding mirror doors, concealed desk/workstation.

SHOWER ROOM

11' 9" x 6' 0" (3.58m x 1.83m)
Large 'wet' shower, thermostatically controlled drench shower, mosaic tiled floor, wash hand basin with mixer tap, chrome heated towel radiator, fully tiled floor, low flush wc, 'dropped' ceiling with inset recessed lighting, extractor fan.

Outside

DETACHED GARAGE

16' 0" x 12' 10" (4.88m x 3.91m)
Electric roller door. Light and power.

Tarmac driveway. Resident parking to front.

Low maintenance planted garden to front in pebbles and lavender. Sheltered common courtyard to rear.



Built in wardrobes and workstation



Decorative panelling



Luxurious shower room



Drench shower

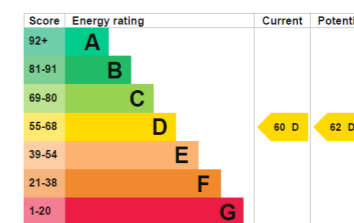
THIS INFORMATION IS FOR GUIDANCE ONLY AND IS NOT EXHAUSTIVE

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

UTILITIES AND CURRENT PROVIDER (IF APPLICABLE)

Electricity	MAINS - SEVERAL SUPPLIERS
Mains gas	MAINS - SEVERAL SUPPLIERS
LPG	N/A
Mains water	YES
Cable TV or satellite	YES
Mobile Telephone	YES
Broadband and speed	UP TO 1000 MBPS

ENERGY EFFICIENCY RATING (EPC)



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 / freehold / term / ground rent TBC

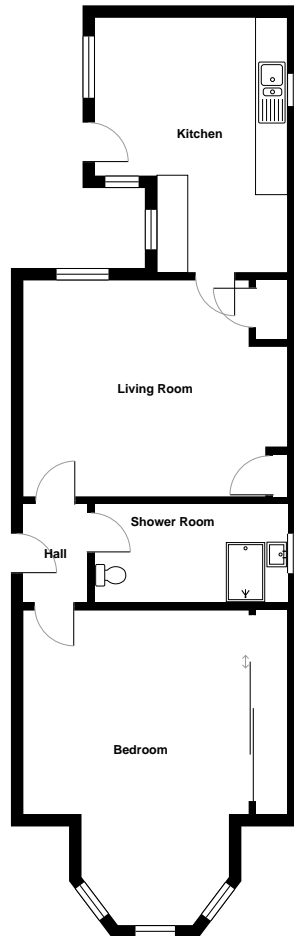
RATES: The Regional rate pays for such services as: education, housing, health, roads, emergency services water and sewerage. The District rate funds services such as: building control, tourism, leisure facilities, community centres, environmental health, arts, events and recreation. More information about rates and what it pays for can be obtained by contacting the local council.

The assessment for the year 2024/2025 is £1,142.12pa

VIEWING: By appointment with **RODGERS & BROWNE**.

Location

From Holywood High Street heading towards Bangor, turn right onto Victoria Road. Travel up Victoria Road and Ardmore Park is the last road on the right before the junction onto Croft Road. Ardmore Terrace is at the top of Ardmore Park.



Total Area: 73.9 m² ... 796 ft²

All measurements are approximate and for display purposes only

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&
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