# McConnell







Modern Three Bedroom Apartment located in Holywood

21 Church Court, Holywood, Co. Down BT18 9FP

- Beautifully presented three-bedroom apartment with two bedrooms benefitting from ensuite bathrooms
- Situated in quiet residential area
- Available immediately
- Minimum 1 year lease

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

# LOCATION

This beautiful, modern apartment is located within a quiet residential development in the heart of Holywood.

High Street is a 5-minute walk from the apartment which homes the area's most popular cafes, restaurants and shops.

A short 10-minute walk from the apartment gives access to train and bus services which link into Belfast City Centre and other areas.

#### DESCRIPTION

Modern 2<sup>nd</sup> floor three-bedroom apartment located in a beautiful residential area within the heart of Holywood. Property in excellent condition.

Two bedrooms benefit from en-suite bathrooms and all bedrooms are fitted with large wardrobes. Large upper floor bedroom is fitted with sky lights, an ensuite and three large storage cupboards.

Property is fitted with gas heating.

Property is open planned living, fitted with a beautiful modern kitchen equipped with appliances and a large living room furnished with electric fire and Television.

Property comes with a designated parking space.

#### **Lease Details**

Term: Minimum one year lease.

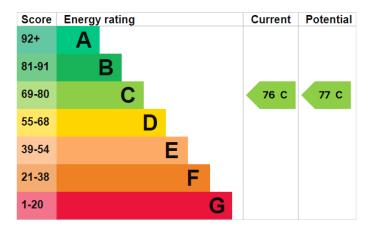
McConnell

**Rent:** £1,250.00 per month inclusive of rates.

#### **EPC** Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



# TO LET - 21 Church Court, Holywood, BT18 9FP

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com





# TO LET - 21 Church Court, Holywood, BT18 9FP

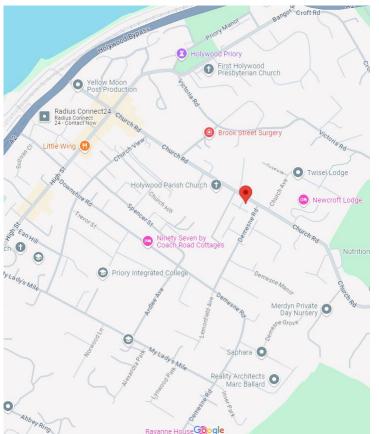
McConnell () JLL Alliance Partner





Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

## LOCATION



## VIEWING

Strictly by appointment with McConnell Chartered Surveyors





McConnell () JLL Alliance Partner

Contact:	Drew Lavery
Tel:	028 90 205 900
Email:	drew.lavery@mcconnellproperty.com
	Montgomery House, 29-31 Montgomery Street, BT1 4NX

Disclaimer: McConnell Property and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or therwise, any guarantee or ere agiven or any terperande to condition, working order or availability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or suitability of the property. (iii) No employee of McConnell Property whas any authority to make or give any representations of fact or at all and any prospective buyer or tenant wat statisfy themselves by inspection or otherwise as to the accuracy of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Property win respects of any resolution, volve or at alls (iv) Property wind what soever in relation to the property in respect of dray re-sale potential or value or at any there in respect of death or personal injury caused by the negligence or dheconnell Property with engligence or divers any loss arising from the use of these particulars or any information provided in respect of works or amenities, infrastructure or services or information has been made or given and any statement or information as propertive buyers or tenants should be reperty. (vi) In the case of new development or refurbishment prospective buyers or tenants should be reperted what any statement or information concerning the correct VAT position. (v) Except has a statement or information concerning the correct VAT position